



NEWNAN
GEORGIA • CITY OF HOMES

City of Newnan **Board of Zoning Appeals**

Agenda for March 5, 2024 Board of Zoning Appeals Meeting
10:00 AM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
 - a. Minutes February 6, 2024
3. Public Hearings
 - a. Variance Request - 47 Reynolds Street - 2024-07
 - b. Variance Request - 55 Jackson Street - 2024-08
 - c. Variance Request - 96 Savannah Street - 2024-09
 - d. Variance Request - 500 Ashley Park Boulevard - 2024-10
4. Other Business
5. Adjourn

Any questions prior to the meeting
should be directed to the Planning and Zoning Department.

Phone: 770-254-2354

E-mail: tdunnavant@newnanga.gov



CITY OF NEWNAN
Board of Zoning Appeals
Meeting Minutes
February 6, 2024
10:00 a.m.

Board Members in Attendance: Skin Edge, Cliff Smith, Frank Flournoy, Willie Walton, Sally Hensley, Ken Parker, Kris Lovell

Board Members Absent:

Others in Attendance: Tracy Dunnavant, Planning & Zoning Director
Samantha Wood, Planning & Zoning Administrative Assistant
Dean Smith, Senior Planner
Chris Cole, Senior Planner
Brad Sears, City Attorney

CALL TO ORDER

Chairman Edge called the meeting to order at 10:00 a.m. in the Richard A. Bolin Council Chambers, City Hall, 25 LaGrange Street.

READING OF THE MINUTES

Chairman Edge asked the Board if they had reviewed the December 19, 2023 meeting minutes. Lovell motioned to approve the minutes. Hensley seconded the motion.

MOTION CARRIED (7-0)

Variance Request – 50 Farmer Street – 2024-01

Ken Parker recused himself from this agenda item, since he was the applicant.

Chairman Edge opened the public hearing.

Dean Smith gave the staff report. He stated this is a request for a variance to allow for more pervious surface material to be used as a finished surface for parking and circulation areas. Dean Smith said the existing building will be demolished and a new commercial building will be built in its place. He added that City Engineer Michal Klahr had looked at the project and supported allowing the additional pervious surface material, as it will minimize stormwater runoff. Dean Smith concluded by stating the City recommends approval of the variance request.

Hensley asked why this required a vote. Dean Smith stated that there is a limit on the amount of pervious material being used, so the project needs to have BZA approval in order to use more than currently allowed.

The applicant, Ken Parker, was sworn in by Brad Sears. Parker stated that he believed staff did a good job explaining his request.

Chairman Edge asked if there was anyone in attendance to speak in favor or opposition of the application.

With no one coming forward, Chairman Edge closed the public hearing.

Lovell made a motion to approve the variance request at 50 Farmer Street for the additional pervious material. Hensley seconded the motion.

(MOTION CARRIED 6-0)

Variance Request – 5 Phillips Street – 2024-02

Chairman Edge opened the public hearing.

Dean Smith gave the staff report. He stated this is a request for a variance to reduce the setback for the water surface of a swimming pool from the primary structure. Dean Smith said staff did receive one letter of concern regarding traffic flow which has been provided to the Board. He concluded by stating that staff recommends approval of the variance request.

The applicant, Matt Green, was sworn in by Brad Sears. Green stated he wants to pull the pool forward to allow for additional landscaping and to avoid a large retaining wall.

Chairman Edge asked if there was anyone in attendance to speak in favor/opposition of the application.

With no one coming forward Chairman Edge closed the public hearing.

Flournoy made a motion to approve the variance request at 6 Phillips Street. Walton seconded the motion.

MOTION CARRIED (7-0)

Variance Request – 69 Farmer Street – 2024-03

Chairman Edge opened the public hearing.

Dean Smith gave the staff report. He stated that this hearing is for a request to reduce the building setback for the purpose of building a new residential duplex. Dean Smith explained that the setbacks were derived from using the average of adjacent units. He added that the applicant is requesting the following reductions: Rear Setback – from 108.9 feet to 86 feet; South Side – from 38.6 feet to 12 feet and North Side – from 22.5 feet to 12 feet. Dean Smith mentioned the Board has granted similar requests in the past and stated that staff recommends approval of the variances.

Chairman Edge asked if the request was for a single duplex. Dean Smith said yes.

The applicant, Eric Ordorica, was sworn in by Brad Sears. He informed the Board that his client is seeking to build a duplex with a garage. Ordorica added that there is still a significant amount of room even with the variance.

Chairman Edge asked if the unit would be for sale or rent. Ordorica said for rent.

Hensley asked about the exterior materials. Ordorica stated that the siding would be hardy plank.

Chairman Edge asked if there were renderings of the building. Dean Smith stated that none were provided.

Chairman Edge asked if there was anyone present to speak in favor/opposition of the application.

With no one coming forward Chairman Edge closed the public hearing.

Flournoy made a motion to approve the variance requests at 69 Farmer Street. Hensley seconded the motion.

MOTION CARRIED (7-0)

Variance Request – 9 Smith Street – 2024-04

Chairman Edge opened the public hearing.

Chris Cole gave the staff report. He said this is a request for a variance to locate a new house 100 feet from the rear property line instead of the required 142.35 feet. Cole stated the applicant received a variance late last year, but inadvertently miscalculated the setback when he came before the Board. He reminded the Board that RU-I setbacks are based on the average of the block and stated that staff sees no problem with granting the variance.

The applicant, Gary Adams, was sworn in by Brad Sears.

Adams stated that it is obvious that he is not good at math. He said the only change from the previous variance is the calculation for the rear setback.

Hensley asked if the façade would remain the same. Adams said yes.

Chairman Edge asked if this home would be for sale or for rent. Adams stated it would be for rent.

Chairman Edge asked if there was anyone present to speak in favor/opposition of the application.

With no one coming forward, Chairman Edge closed the public hearing.

Hensley made a motion to approve the variance request at 9 Smith Street. Flournoy seconded the motion.

MOTION CARRIED (7-0)

Variance Request – 31 Wesley Street – 2024-05

Dean Smith gave the staff report. He stated the applicant is seeking a reduction in the rear building setback from 98.32 feet to 39.5 feet for an addition to the residence. Dean Smith added staff has received no objections to the application and recommends approval of the request.

Jordan Reed, the applicant, was sworn in by Brad Sears. Reed stated that he and his wife moved into the home in November of 2023 with their two young kids. He said they need to extend the kitchen out 6 feet 4 inches to have more space.

Chairman Edge asked if there was anyone present to speak in favor/opposition of the application.

With no one coming forward Chairman Edge closed the public hearing.

Flournoy made a motion to approve the variance request at 31 Wesley Street. Parker seconded the motion.

MOTION CARRIED (7-0)

Variance Request – 3 Alpine Drive – 2024-06

Chairman Edge opened the public hearing.

Dean Smith gave the staff report. He stated this application for a variance request is before you to correct an error made by city staff. Dean Smith said the original variance request was for two setbacks, a rear and a side setback; however, staff only advertised and conducted a hearing on the side setback. He added the carport was constructed 1.5 feet from the side and rear property lines, so the purpose of this hearing is to correct the error and to restore compliance with the structure.

Tracy Dunnavant stated approval of the request will remove the nonconforming status.

Mary Norton, the applicant, was sworn in by Brad Sears and stated that she agrees with everything the staff has stated regarding her petition.

Chairman Edge asked if there was anyone present to speak in favor/opposition of the application.

With no one coming forward Chairman Edge closed the public hearing.

Cliff Smith made a motion to approve the variance request at 3 Alpine Drive. Flournoy seconded the motion.

MOTION CARRIED (7-0)

New Business

Dunnavant informed the Board that there would be a March meeting.

Hensley motioned to adjourn the meeting at 10:31 a.m. Flourney seconded.

MOTION CARRIED (7-0)

Chairman Edge



City of Newnan, Georgia – Board of Zoning Appeals

Date: March 5, 2024

Application Number: 2024-07

Agenda Item: Variance Requests – 47 Reynolds Street

Prepared and presented by: Dean Smith, Senior Planner

Purpose: To hear variance requests associated with the construction of a new two-family duplex residential dwelling.

Applicant/Property Owner: Moose Run, LLC
Ken Horne
P.O. Box 73794
Newnan, GA 30271

Primary Zoning: Urban Residential Dwelling District – Historical and Infill (RU-I)

Present Use: Vacant tract of land

Proposed Use: New residential duplex structures

Pertinent Regulations: Article 4 of the Zoning Ordinance

Applicant's Position:

Based upon the house location plan provided by the applicant, the following building setback reductions are being sought:

Front Setback: Reduction from 26.5 feet to 15 feet; Rear Setback: Reduction from 47.8 feet to 42 feet and height variance from 15.25 to 26 feet.



Basis for Granting Variance

The Board of Zoning Appeals shall base its required findings of fact upon particular evidence presented to it in each specific case where the property owner can show all of the following to be true:

- A. The strict application of the terms of this Ordinance would effectively prohibit or unreasonably restrict utilization of the property because of all of the following:
 - ✓ There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; and,
 - ✓ Such conditions are peculiar to the particular piece of such property involved; and,
 - ✓ Such conditions were not imposed by the action or will of the owner of the property; and,
 - ✓ The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship in which the applicant would receive a lower rate of financial return on the use of the property if the variance is denied; and,
 - ✓ Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.

- B. In addition, the Board of Zoning Appeals shall affirmatively determine that:
 - ✓ The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.

The condition or situation of the property which gives rise to the need for such variance is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to this Ordinance.

Planning Department's Review and Findings:

The site is currently vacant and based upon our observation, has been in that status for several years. The applicant proposed to construct a new two-family duplex approximately 1,512 heated square feet, which conforms to the size of home surrounding the area. The community has a variety of existing house sizes and types, both single-family and two-family (duplex) residences already established in the area.

Within the RU-I zoning, building setbacks are determined by the average of adjacent units or the block average if adjacent units are not present. In this scenario, the average setbacks calculated as 26.5 feet for the front, 47.8 feet for the rear building setbacks and 15.25 for the building height. This necessitated the variance requests to reduce the front and rear building setbacks and the building height variance request as per the measurements illustrated in the house plans provided as a part of this application.

The subject property is located within an established neighborhood where surrounding properties frequently have varying setbacks. This is due to several reasons, including smaller lots, no setback requirements at time of construction, and unusual property subdivision. This particular zoning district of the City has had several requests for variances where property owners wish to update their homes. Since the lots were subdivided and the homes were built under previous and different requirements, remodeling often proves difficult under current standards. These requests are not so general or recurring in nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the Ordinance, as the current regulations can be met in most cases. However, in instances where a property owner wishes to create a home to suit their desires and needs a variance from the Ordinance that is not blatantly against its purposes and intents, staff feels that these requests can meet some "Bases for Granting a Variance" as provided in the Ordinance.

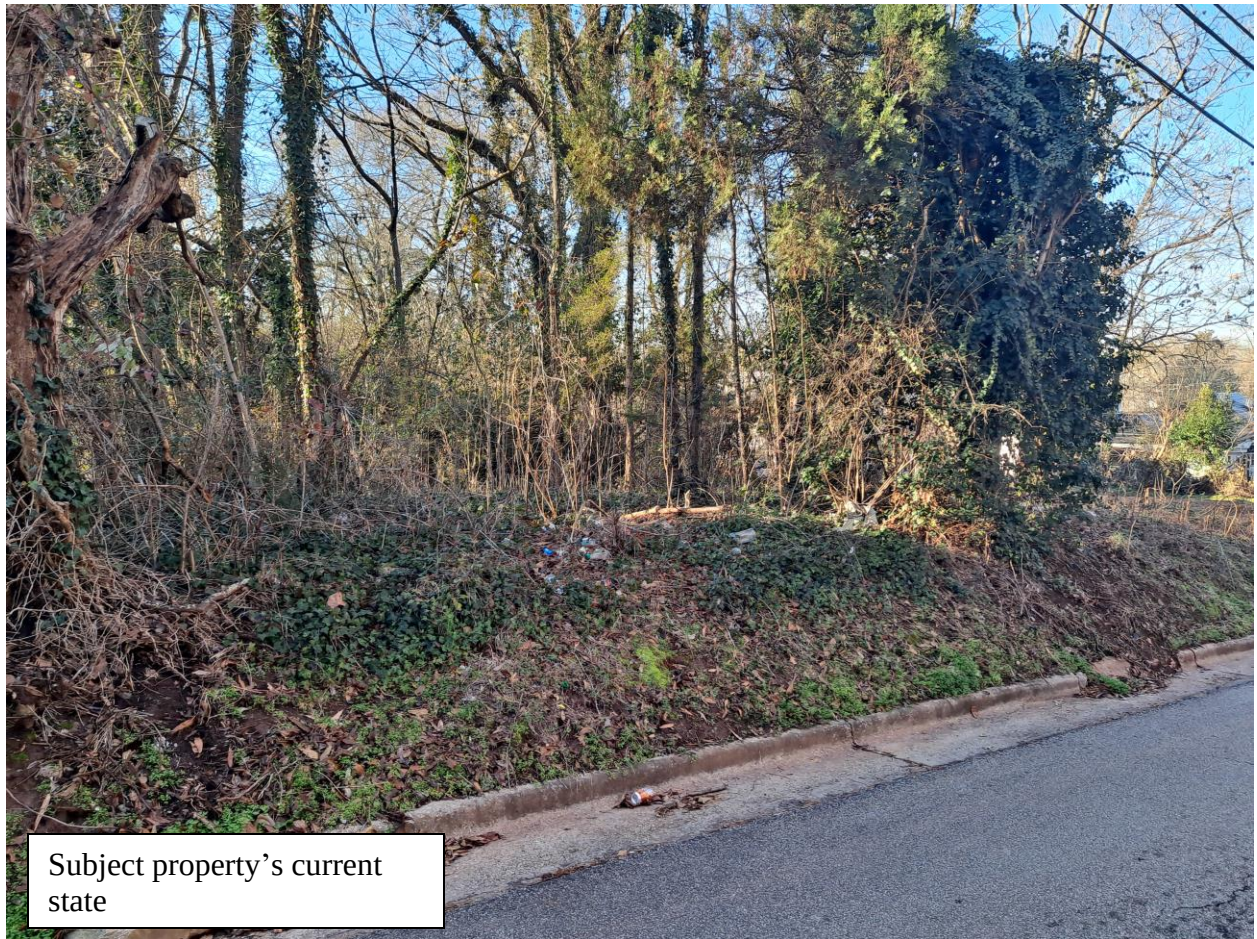
Options:

1. Approve the variance requests.
2. Deny the variance requests.
3. Other direction as deemed appropriate by the BZA.

Recommendation:

Staff recommends Option 1. Reynolds Street and the nearby community is a composite of several house types and different occupancies, i.e., owner occupied versus investment properties, and as such, the proposed new duplex structure will co-exist within this community as component of the overall housing stock within the neighborhood and the comprehensive future land use plan. The BZA has recently approved duplex dwellings within this neighborhood, notably 28 and 31 Johnson Avenue in 2023 and 44 Pinson Street in 2022.





Some examples of surrounding properties with two stories





76 Pinson Street



108 Pinson Street



CITY OF NEWNAN, GEORGIA

25 LaGrange Street
Newnan, Georgia 30263
770-254-2354

\$250 Fee

APPLICATION FOR VARIANCE

Name of Applicant Ken Horne - Moose Run LLC

Mailing Address PO Box 73794, Newnan GA 30271

Telephone 678-612-7560 E-Mail: services@mooserunllc.com

Property Owner (Use last page if multiple names) Ken Horne - Moose Run LLC

Mailing Address PO Box 73794, Newnan GA 30271

Telephone 678-612-7560

Address/Location of Property 47 Reynolds St

Tax Parcel No: N31 0007 023

Present Zoning Classification: RU-I

Present Land Use Vacant Lot

Intended Use Residential Rental Duplex

Any person owning property, or having a possessory or contract interest in property and the consent of the owner, may file an application for variance in regard to such property with the Board.

If you have any questions concerning this process, you may call the Planning and Zoning Department at (770) 254-2354. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The Board of Zoning Appeals meets on the first Tuesday of each month. Applications must be submitted by 9:00 a.m. at least thirty (30) days prior to that date. Incomplete applications or applications submitted after the deadline will not be accepted.

I (We) hereby request the following variance from the provisions of section(s) 4-29 of the Zoning Ordinance/Subdivision Regulations: Article 4 – Lot and Building Standards.

In order for the Board to consider the request, it must be claimed “application of the Ordinance to the particular piece of property would create an unnecessary hardship”. Please answer the following criteria questions:

1. What are the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of, the property?

2-12 d,4,b,3 - Setbacks
2-12 d,4,b,7 - Principal Building Height
2. What is the existing zoning of the property, including any previously approved modifications, conditions, or offers?

RU-I, Urban Residential Dwelling District—Historical and Infill district provides for higher density residential development in the historical residential areas of the City of Newnan.

3. What are the special conditions, circumstances or characteristics of the land, building or structure that prevent the use of the land in compliance with the requirements of the Ordinance?

Approval of the following setback and building height variances would provide for 1.) placement of the building structure aligned with more modern adjacent builds to improve neighborhood curb appeal and 2.) higher density residential development per RU-I zoning.

4. What is the particular hardship that would result if the specified provisions or requirements of the Ordinance were to be applied to the subject property?

Using 49 Reynolds Street (east adjacent property) with its irregular 1' front and 1' side setbacks significantly alters setback averages as well as 45 Reynolds Street (west adjacent property) having a 5' east setback. Therefore we are proposing setbacks that place the planned structure on 47 Reynolds more centered with room for off street parking.

5. What is the minimum extent to which it would be necessary to vary the requirements of the Ordinance in order to permit the proposed construction on, or use of, the property?

Front setback requested - 15' (adjacent average 26.5')
Back setback requested - 42' (adjacent average 47.8')
Height requested - 26' (adjacent average 15.25')

The Board of Zoning Appeals shall base its required findings upon the particular evidence presented in each specific case where the property owner can show:

- A. The strict application of the terms of the Ordinance would effectively prohibit or unreasonably restrict utilization of the property because:

- ✓ There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.
- ✓ Such conditions are peculiar to the particular piece of such property involved.
- ✓ Such conditions were not imposed by the action or will of the owner of the property.
- ✓ The application of the Ordinance to the particular piece of property would create an unnecessary hardship. Such hardship does not include financial hardship in that if the variance were granted, the applicant could receive a higher rate of financial return on the use of the property and without the variance, a lesser but still reasonable return could be realized.
- ✓ Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance.

- B. The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.

- C. The condition or situation of the property, which give rise to the need for such variance, is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the Ordinance.

The following information is required to be included with the application. Please upload each item when prompted. If you choose to file in person or mail, complete this application online, then print and submit with payment & attachments below.

- ✓ Completed, notarized Property Owner's Authorization form (one for each owner of record)
- ✓ Completed Attorney's Authorization form, if using an attorney
- ✓ Plat of property, illustrating existing development and requested variance.
- ✓ Plans or drawings necessary to illustrate the requested variance.
- ✓ Check for applicable fees (**\$250.00 Per Variance Requested**).
- ✓ Legal description of property.
- ✓ List of all the names and addresses of all property owners within 250 feet of subject property. This information can be found at the Coweta County Tax Assessors Office.

I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand any inaccuracies may be considered just cause for invalidation of this application, and any action taken on this application. I (We) do hereby understand a variance of any requirement does not exempt the development from any other requirements of the Zoning Ordinance, Subdivision Regulations, or other City or State Regulations.

Important: You must also attach a completed notarized Property Owner's Authorization (for each owner) and Attorney's Authorization if using an attorney. The forms are available in this portal for you to print and use or submit electronically. Thanks!

Ken Horne, Manager - Moose Run LLC

Applicants Name

Signature of Applicant

Additional Property Owners: (Please list individually)

Name: Ken Horne	Email: services@mooserunllc.com
Name: _____	Email: _____
Name: _____	Email: _____
Name: _____	Email: _____
Name: _____	Email: _____
Name: _____	Email: _____

FOR OFFICIAL USE BY CITY STAFF ONLY

RECEIVED BY _____

DATE OF FILING _____

BZA MEETING DATE _____

DATE OF NOTICE PUBLICATION _____

ACTIONS TAKEN (DATE) _____



City of Newnan, Georgia

Attachment A

Property Owner's Authorization for Variance or Special Exception

The undersigned below is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a variance or special exception for property described below and in the attached application.

Name of Property Owner Ken Horne - Moose Run LLC

Applicant for Variance Application Ken Horne - Moose Run LLC

Telephone Number 678-612-7560

Address of Subject Property 47 Reynolds St Newnan GA 30263

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.

Signature of Property Owner

Kenneth W Horne Jr. Moose Run LLC who personally appeared before me and who swears the information
Property Owner's Printed Name

contained in this authorization is true and correct to the best of his/her knowledge and belief.

Christine W. Russell
Christine W. Russell

Notary Public

(Affix Raised Seal Here)



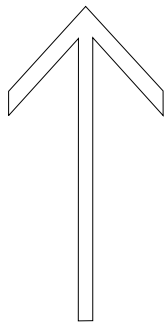
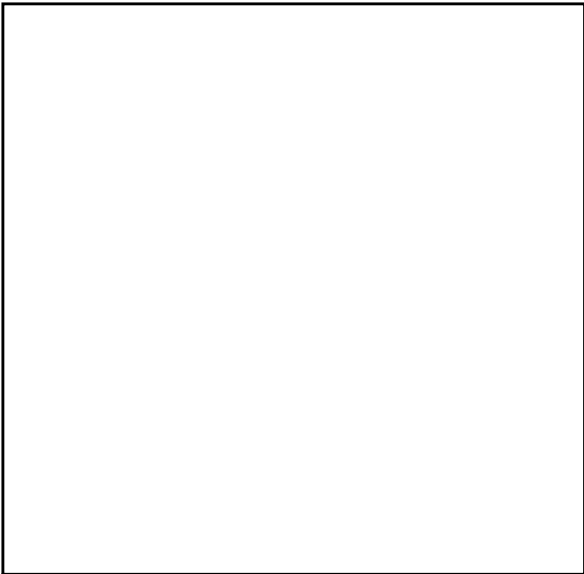
12/18/2023
Date

EXHIBIT A

All that tract or parcel of land in the City of Newnan, Coweta County, Georgia, containing 0.19 acres, more or less, described in Deed Book 37, Page 264, and Deed Book 67, Page 439, the descriptions contained therein being incorporated herein by this reference, being that property known as Tax Parcel N31 0007 023 and 47 Reynolds Street according to the present system of numbering homes.

47 Reynolds Setback Comparison - Adjacent Properties

		Existing Structures					Lot Info		Adjacent Setbacks & Height			
		Building SF	Width (ft)	Depth (ft)	Height (ft)	Built	Lot Width (ft)	Lot Depth (ft)	West Side (ft)	Front (ft)	East Side (ft)	Rear (ft)
	45 Reynolds	1040	26	40	14.5	1999	38'F - 54'R	109'	19.5	52	5	24.5
Proposed	47 Reynolds	3024	30.5	50	25	2024	73' F - 58' R	108' W - 109' E	22.5	15	10	42
	49 Reynolds	748	27	34	16	1930	50'	108'	11.5	1	1	71



BEARINGS ARE BASED ON
PLAT BOOK 88 PAGE 347

RESERVED FOR CLERK OF COURT

LEGEND	
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
⊙	IRON PIN FOUND
●	IRON PIN SET
⊘	UTILITY POLE
—v—	OVERHEAD POWER LINE
BOC	BACK OF CURB
C.P.	CONCRETE PAD

REFERENCES

DEED BOOK 4769 PAGE 660

NOTE:

BUILDING SETBACK LINES WERE DETERMINED BY MEASUREMENTS USING THE COWETA COUNTY TAX ASSESSOR'S SITE. AN AVERAGE WAS TAKEN OF THE FOLLOWING PROPERTIES:

45 REYNOLDS STREET
49 REYNOLDS STREET
52 REYNOLDS STREET
53 REYNOLDS STREET

THE PURPOSE OF THE REVISION (12.17.2023) OF THIS PLAT IS TO SHOW THE PROPOSED SETBACK LINES AND THE PROPOSED HOUSE

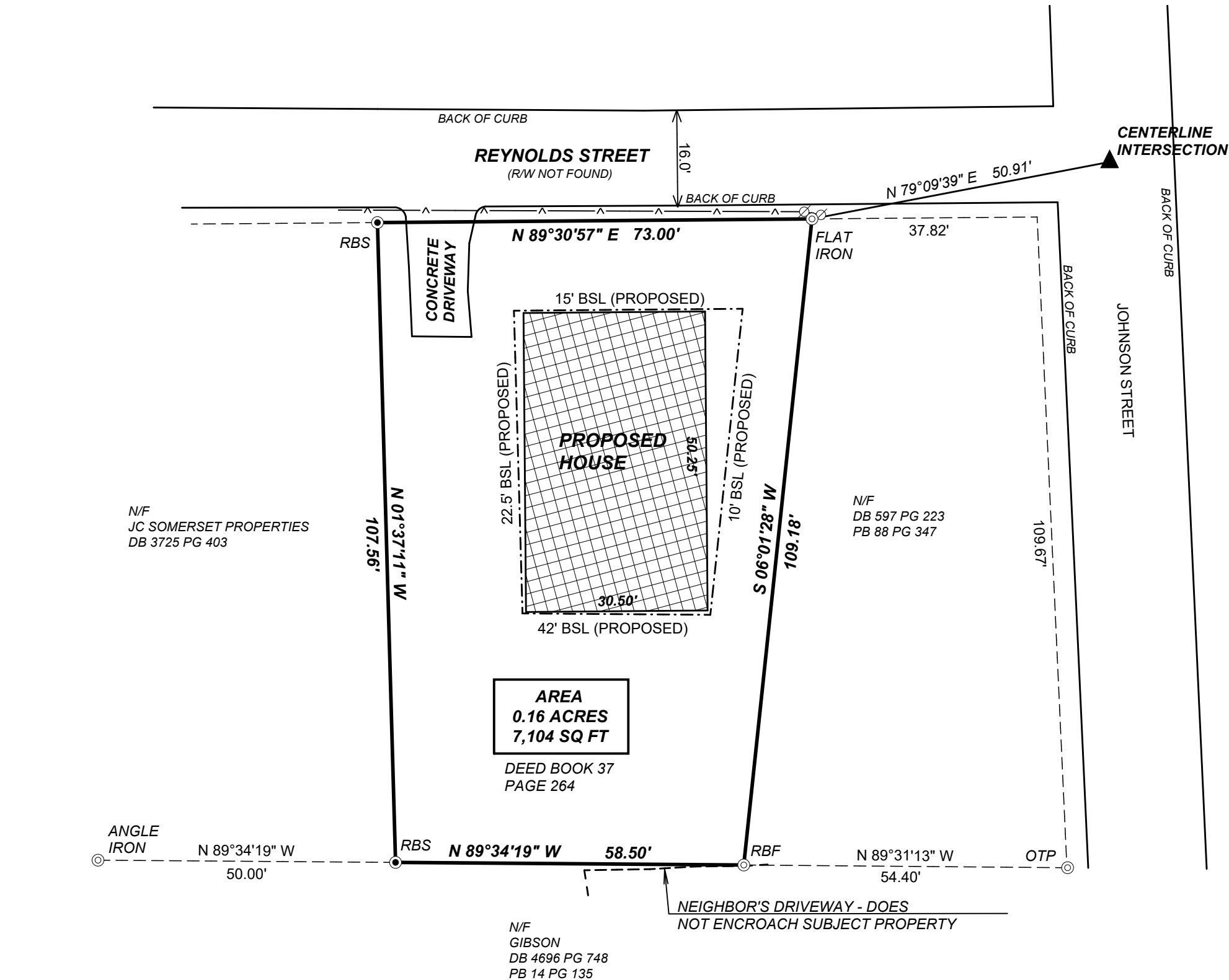
BOUNDARY
SURVEY FOR:

MOOSERUN, LLC

PART LAND LOT 9 OF THE 5TH LAND DISTRICT OF
COWETA COUNTY, GEORGIA, CITY OF NEWNAN

HARBUCK LAND SURVEYORS, INC.

LAND SURVEYOR FIRM NO. 959
WILLIAM G. HARBUCK
GEORGIA REGISTERED LAND SURVEYOR NO. 3006
53C JEFFERSON STREET
NEWNAN, GA. 30263
TELEPHONE 770-253-5585
SURVEYOR8591@GMAIL.COM
SCALE 1" = 20'
06.02.2022
FIELD WORK 04.20.2022
REVISED 12.17.2023 (TO SHOW PROPOSED SETBACK LINES)



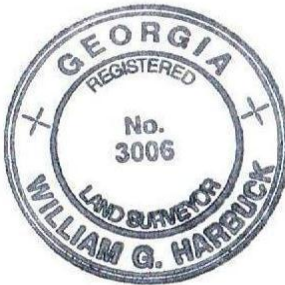
SURVEYOR NOTES

1. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
2. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
3. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
4. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY OR COUNTY.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,227 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS NOT ADJUSTED. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 57,229 FEET. THE TYPE OF EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF SAID MAP OR PLAT IS AN ELECTRONIC TOTAL STATION.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Will G. Harbuck
WILLIAM G. HARBUCK, GA RLS #3006

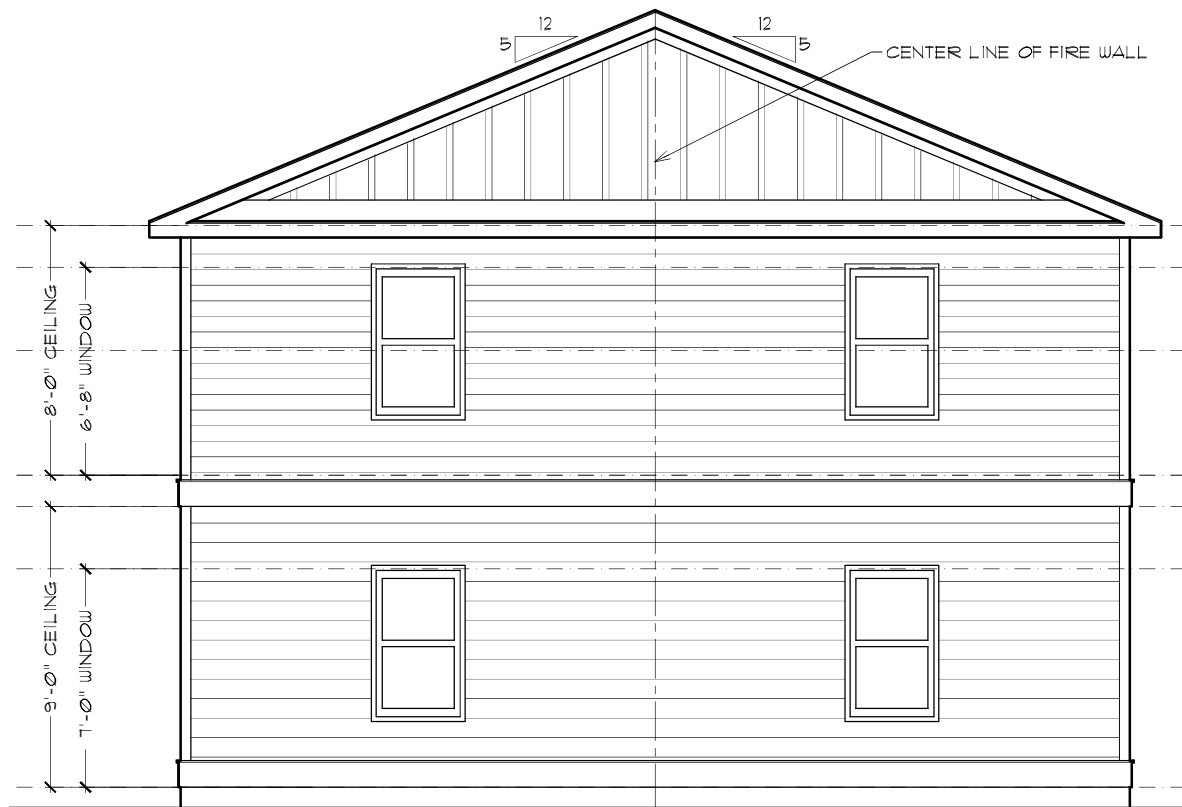


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FOR CONSTRUCTION



LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION

SQUARE FOOTAGES:	
FIRST FLOOR:	149
SECOND FLOOR:	163
TOTAL HEATED:	1512

RELEASE DATE:

These drawings, for this design, have been developed and issued without structural engineering by Brian Riede Design, Inc. Upon beginning construction, the referenced use of this design's working drawings waives all responsibility from the designer and/or draftspersons of Brian Riede Design, Inc. to be held responsible for inadvertent discrepancies, construction interpretations and/or construction results. Therefore, supplemental to these documents, is the owner, and his builder(s) responsibility for following material and equipment manufacturer's instructions, structural analysis (unless otherwise stipulated), and using recognized standards for each building craft trade, as well as compliance in full with all governing code requirements.

Brian Riede Design, Inc.
1241 Smokey Road Newnan, GA, 30263
678-361-2356 bmriede@yahoo.com

PROJECT:
91 SAVANNAH STREET
NEWNAN, GA. 30263

DRAWN BY:

RIEDE

DRWG. DATE:

12/14/23

SCALE:

1/4" = 1'-0"

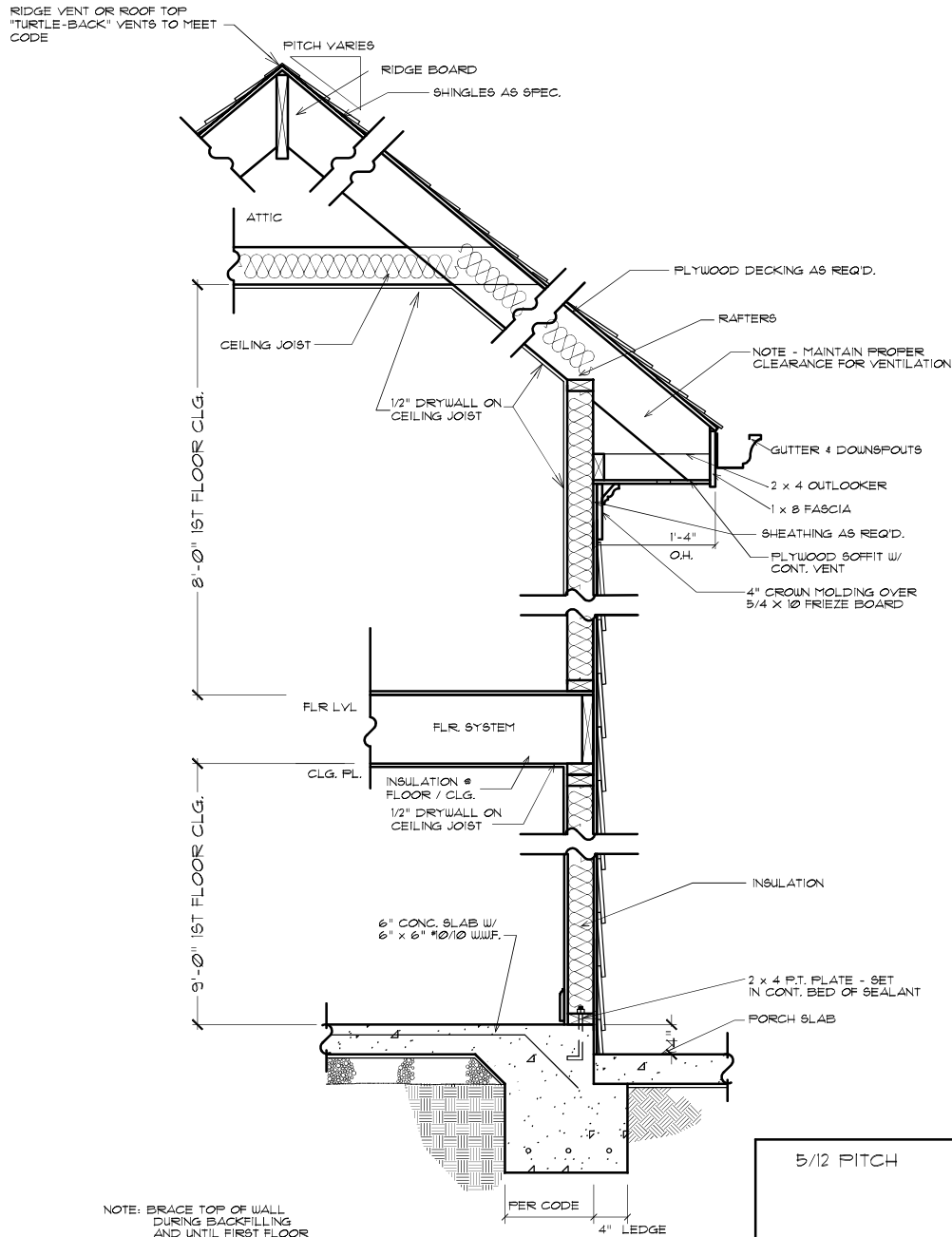
PLAN NUMBER:

BRD230137

DRWG. NO.

A = 1

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NOTE: BRACE TOP OF WALL DURING BACKFILLING AND UNTIL FIRST FLOOR IS FRAMED AND DECKED.

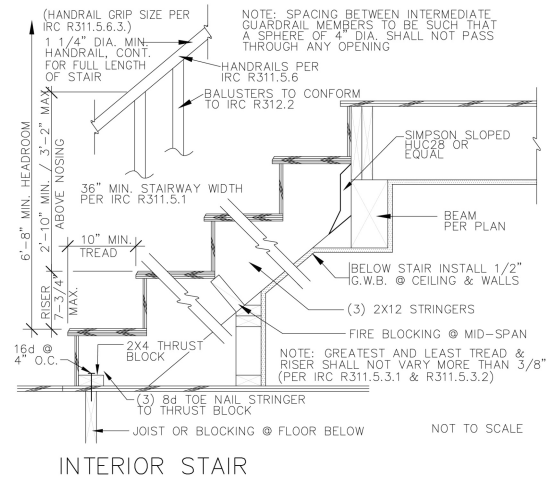
TURNED DOWN SLAB DETAIL

FLOOR JOISTS WITH L/360 DEFLECTION LIMITS										
DESIGN CRITERIA: Deflection - For 40 PSF live load. Limited to span in inches divided by 360. Strength - Live load of 40 psf plus dead load of 10 psf determines the required bending design value.										
Joist Size (in.)	Spacing (in.)	Modulus of Elasticity, E, in 1,000,000 psi								
		0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5	1.6
2x6	12.0	8-6	8-10	9-2	9-6	9-9	10-0	10-3	10-6	10-9
	16.0	7-9	8-0	8-4	8-7	8-10	9-1	9-4	9-6	9-9
	19.2	7-3	7-7	7-10	8-1	8-4	8-7	8-9	9-0	9-2
	24.0	6-9	7-0	7-3	7-6	7-9	7-11	8-2	8-4	8-6
2x8	12.0	11-3	11-8	12-1	12-6	12-10	13-2	13-6	13-10	14-2
	16.0	10-2	10-7	11-0	11-4	11-8	12-0	12-3	12-7	12-10
	19.2	9-7	10-0	10-4	10-8	11-0	11-3	11-7	11-10	12-1
	24.0	8-11	9-3	9-7	9-11	10-2	10-6	10-9	11-0	11-3
2x10	12.0	14-4	14-11	15-5	15-11	16-5	16-10	17-3	17-8	18-0
	16.0	13-0	13-6	14-0	14-6	14-11	15-3	15-8	16-0	16-5
	19.2	12-3	12-9	13-2	13-7	14-0	14-5	14-9	15-1	15-5
	24.0	11-4	11-10	12-3	12-8	13-0	13-4	13-8	14-0	14-4
2x12	12.0	17-5	18-1	18-9	19-4	19-11	20-6	21-0	21-6	21-11
	16.0	15-10	16-5	17-0	17-7	18-1	18-7	19-1	19-6	19-11
	19.2	14-11	15-6	16-0	16-7	17-0	17-6	17-11	18-4	18-9
	24.0	13-10	14-4	14-11	15-4	15-10	16-3	16-8	17-0	17-5
F _b	12.0	718	777	833	888	941	993	1043	1092	1140
	16.0	790	855	917	977	1036	1093	1148	1202	1255
	19.2	840	909	975	1039	1101	1161	1220	1277	1333
	24.0	905	979	1050	1119	1186	1251	1314	1376	1436

Note: The required bending design value, F_b, in pounds per square inch is shown at the bottom of each table and is applicable to all lumber sizes shown. Spans are shown in feet - inches and are limited to 20' and less. Check sources of supply for availability of lumber in lengths greater than 20'.

EXCERPTED FROM SPAN TABLES FOR JOISTS AND RAFTERS, Copyright © 1993 AMERICAN FOREST & PAPER ASSN., WASHINGTON, D.C.

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1241 Smokey Road
Newnan, GA 30263
678-361-2356
bmriede@yahoo.com

PROJECT:

9T SAVANNAH STREET
NEWNAN, GA 30263

DRAWING:
ELEVATIONS
DETAILS

DRAWN BY:

RIEDE

DRWG. DATE:

12/14/23

SCALE:

1/4" = 1'-0"

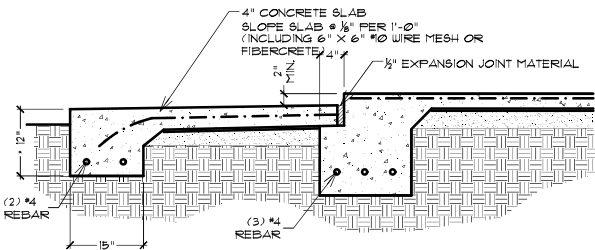
PLAN NUMBER:

BRD230137

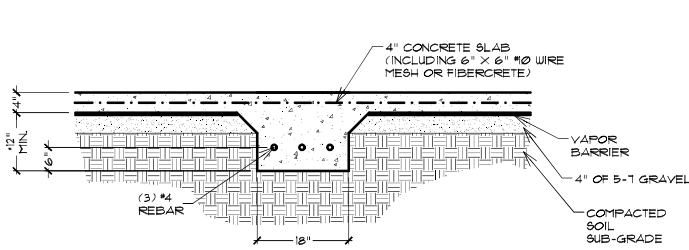
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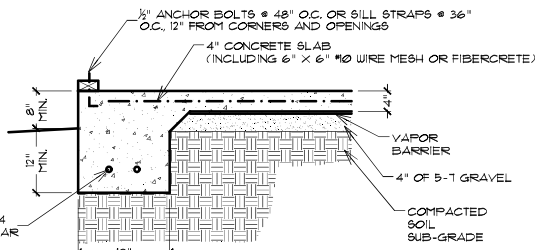
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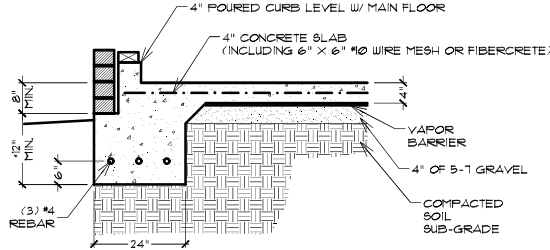
DETAIL @ PATIO/PORCH SLAB



DETAIL @ LOAD BEARING GRADE BEAM



DETAIL @ TURNED DOWN SLAB FOOTER



DETAIL @ TURNED DOWN SLAB FOOTER W/ BRICK LEDGE

FRAMING NOTES:

STRUCTURAL SPECIFICATIONS PROVIDED ON THESE PRINTS ARE A SUGGESTION FROM THE DESIGN AND ARE SUGGESTED MINIMUM REQUIREMENTS ONLY.
DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES.
CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.
ALL FRAMED WALL DIMENSIONS ARE BASED ON 2x4 STUDS UNLESS OTHERWISE NOTED.
WHERE PRE-ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 X4 STUDS W/ #2 SYP UNLESS OTHERWISE NOTED.
ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
ALL JOISTS AND RAFTERS SHALL BE ALIGNED W/ WALL STUDS.
FRAMER TO PROVIDE DOUBLE FLOOR JOISTS UNDER PARTITION WALLS.
ALL EXTERIOR CORNERS SHALL BE BRACED WITH 3/4" CDX PLYWOOD. NAILING SCHEDULE SHALL BE 8D COMMON @ 6" O.C. AT ALL EDGES AND 8D COMMON @ 12" O.C. AT ALL INTERMEDIATE STUDS (OPTIONAL - APPROVED CORNER BRACING BOTH DIRECTIONS AT ALL CORNERS).
ALL COLUMNS AND SOLID FRAMING TO EXTEND DOWN THROUGH ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB OR GRADE BEAM, OR FOOTING DESIGN TO CARRY THE LOAD.
PROVIDE DOUBLE 2X10 STRONG BACKS AT FOR MID SPAN AT CEILING JOISTS WITH SPANS GREATER THAN 10'-0".
PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS @ 4'-0" O.C. MAX.
HIP, VALLEY BOARDS AND RIDGE BOARD SHALL BE "2X" SIZE LARGER THAN RAFTERS.
ALL CEILING JOISTS AND ROOF RAFTERS TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOADS THROUGH ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB OR GRADE BEAM, OR FOOTING DESIGN TO CARRY THE LOAD.

WINDOW & DOORS NOTES:

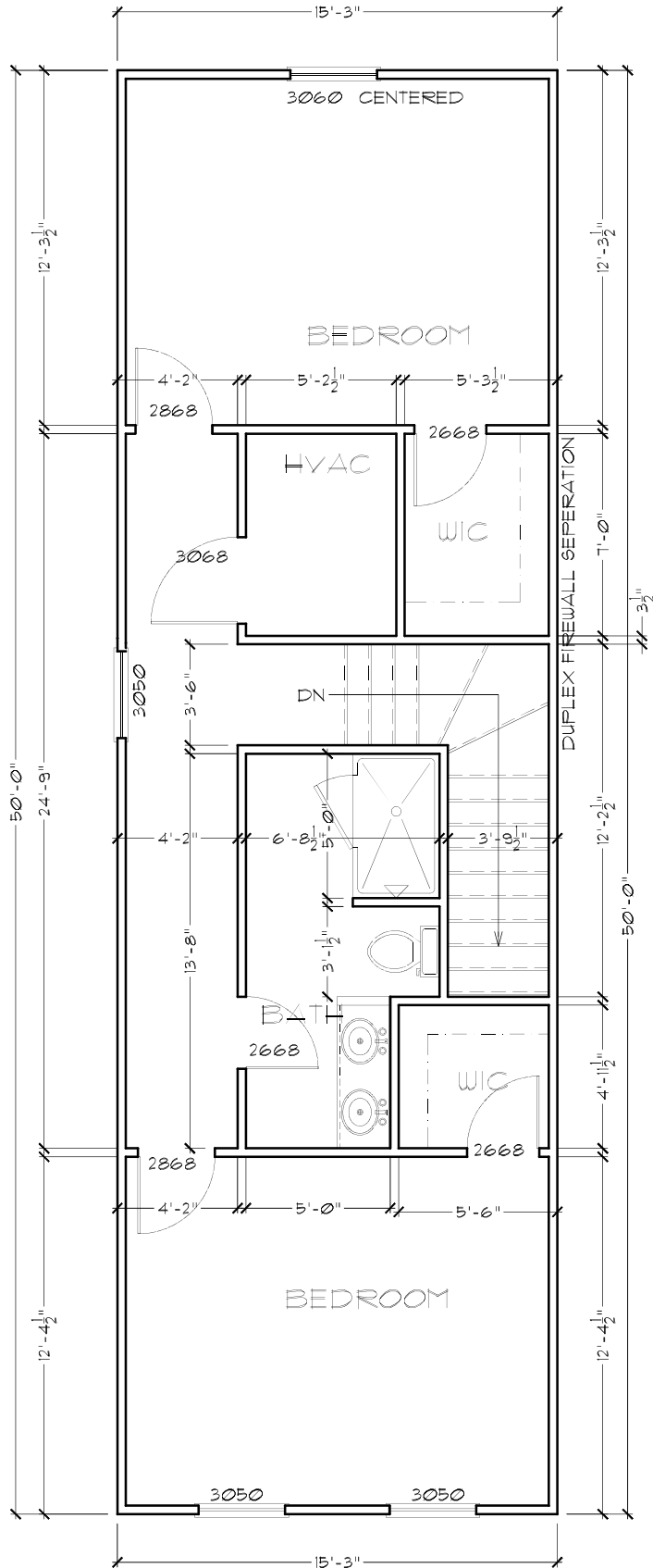
1. WINDOW EGRESS TO BE 20"W X 24" H MINIMUM (821 SQ. IN.) CLEAR OPENING.
2. ALL WINDOW WITHIN 24" RADIUS OF A DOOR OR LESS THAN 18" FRONT THE FLOOR MUST HAVE TEMPERED GLASS
3. ALL SIDELITES, FRENCH DOORS AND PATIOS DOORS MUST HAVE TEMPERED GLASS.

GENERAL NOTES:

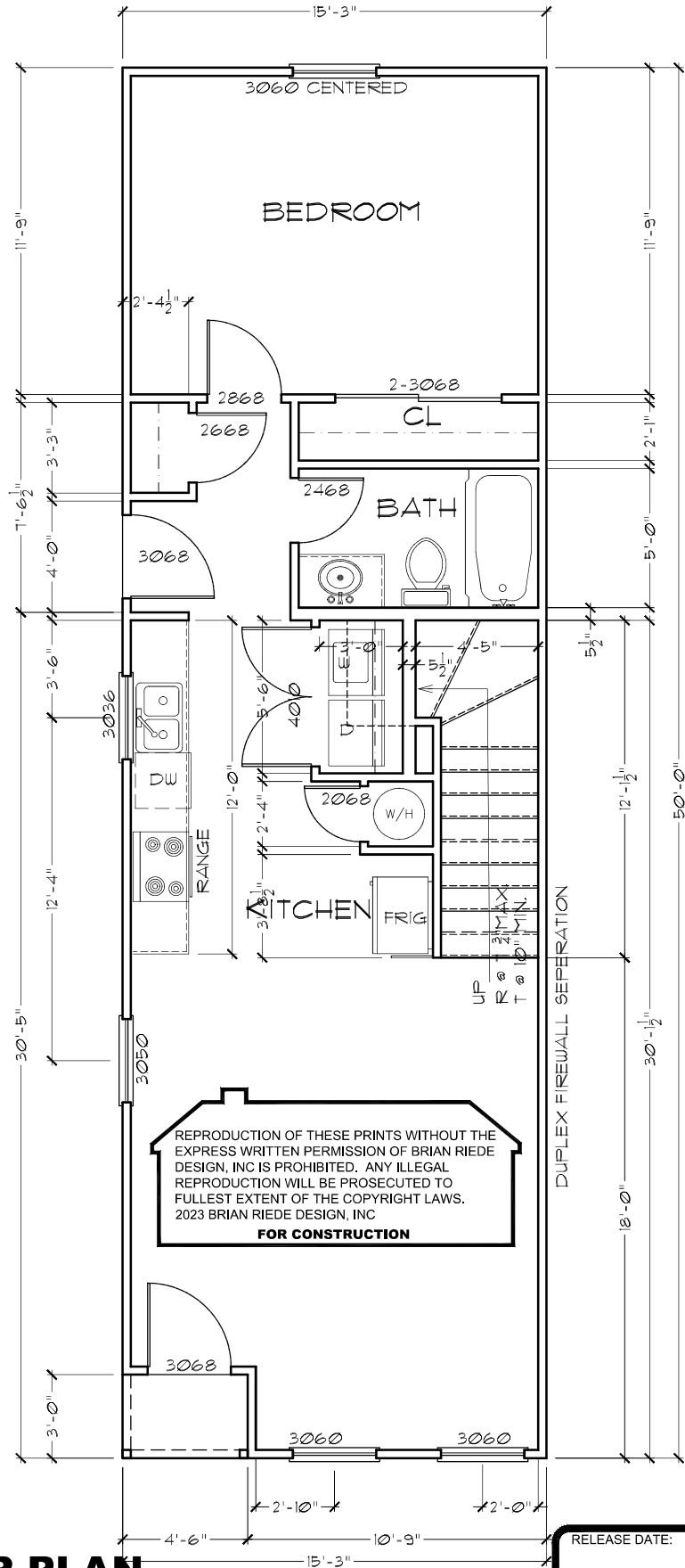
ALL DETAILS AND CONDITIONS ARE CNTR. RESPONSIBILITY TO VERIFY PRIOR TO CONSTRUCTION.
ALL SLAB AND FLOOD PLAN DIMENSIONS TO BE VERIFIED BY CNTR. PRIOR TO CONSTRUCTION.

CONSTRUCTION CODES:

- International Building Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
International Residential Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
International Fire Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
International Plumbing Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
International Mechanical Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
International Fuel Gas Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
National Electrical Code,
2020 Edition, with no Georgia Amendments (Effective January 1, 2020).
International Energy Conservation Code,
2015 Edition, with Georgia Supplements and Amendments (2020) - (Effective January 1, 2020)
International Swimming Pool and Spa Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
NFPA 101
Life Safety Code 2018 Edition with State Amendments (2020) - (Effective January 1, 2020)



2ND FLOOR PLAN



1ST FLOOR PLAN

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Brian Riede Design, Inc.
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Newnan, GA. 30263
678-361-2356
bmriede@yahoo.com

PROJECT:

91 SAVANNAH STREET
NEWNAN, GA. 30263

DRAWING:
FOOTING PLAN AND DETAILS

DRAWN BY:

RIEDE

DRWG. DATE:.

12/14/23

SCALE:

1/4" = 1'-0"

PLAN NUMBER:

BRD230137

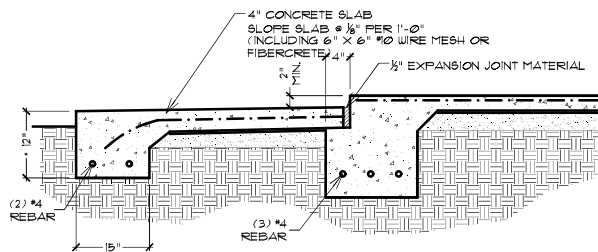
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S = 1

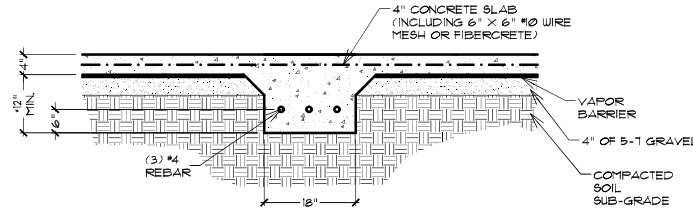
RELEASE DATE:

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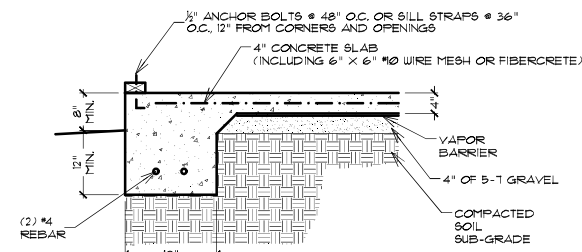
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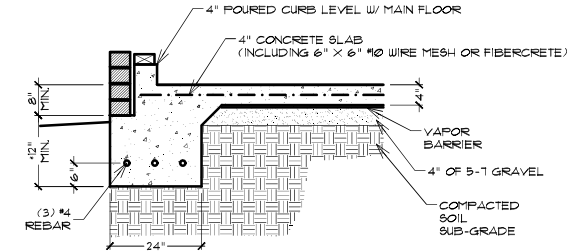
DETAIL @ PATIO/PORCH SLAB



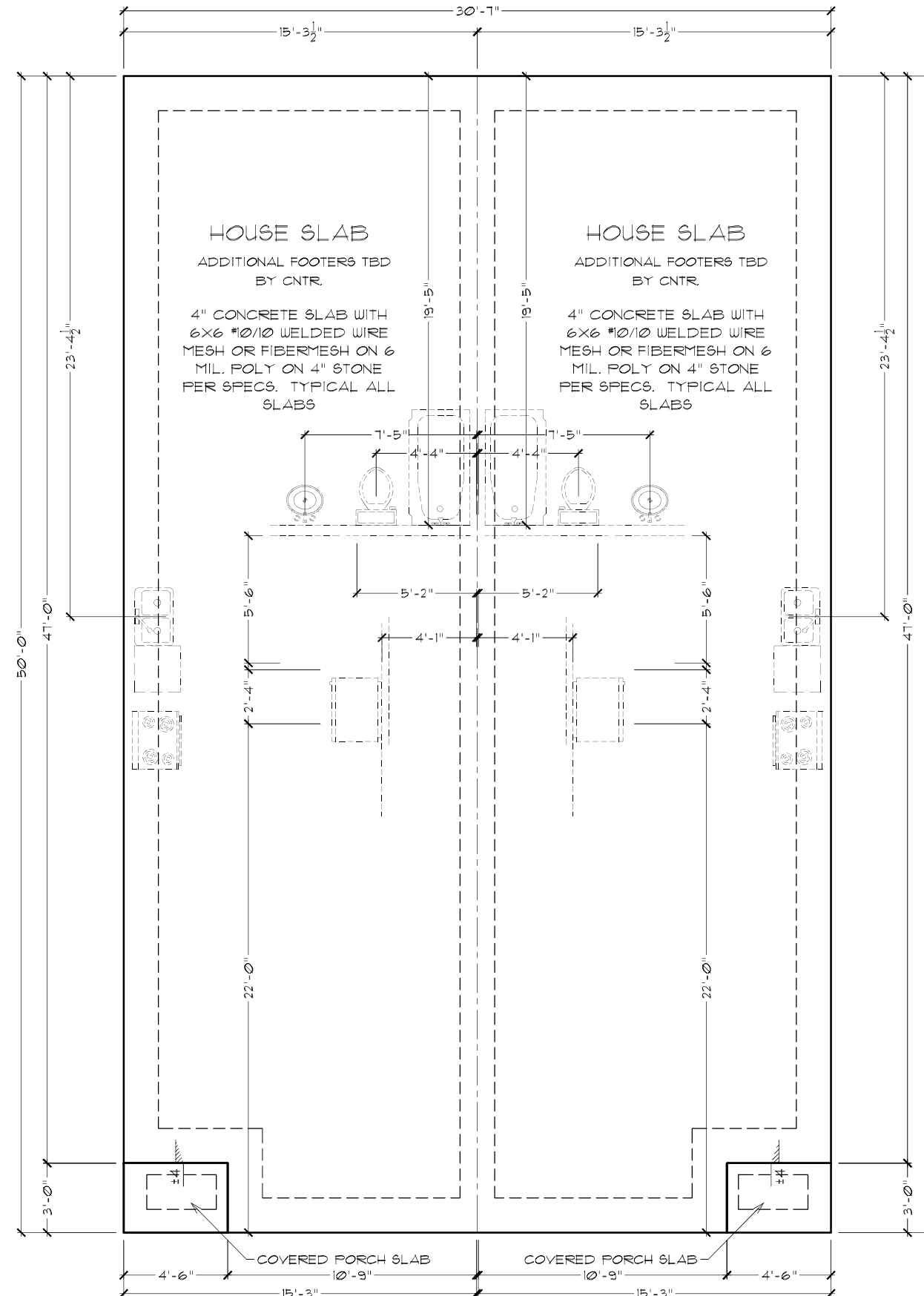
DETAIL @ LOAD BEARING GRADE BEAM



DETAIL @ TURNED DOWN SLAB FOOTER



DETAIL @ TURNED DOWN SLAB
FOOTER W/ BRICK LEDGE



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678-361-2356 bmriede@yahoo.com

PROJECT:
9T SAVANNAH STREET
NEWNAN, GA. 30263

DRAWING:
FLOOR PLANS

DRAWN BY:
RIEDE

DRWG. DATE.:
12/14/23

SCALE:
1/4" = 1'-0"

PLAN NUMBER:
BRD230137

DRWG. NO.
A = 3

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Fire Resistance Ratings - ANSI/UL 263

See General Information for Fire Resistance Ratings - ANSI/UL 263

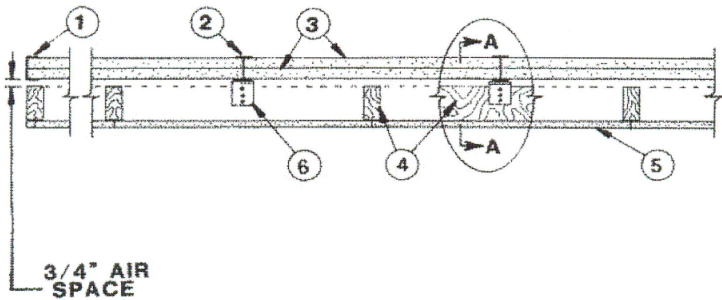
Design No. U336

December 06, 1996

Exposed to fire from separation Wall side only

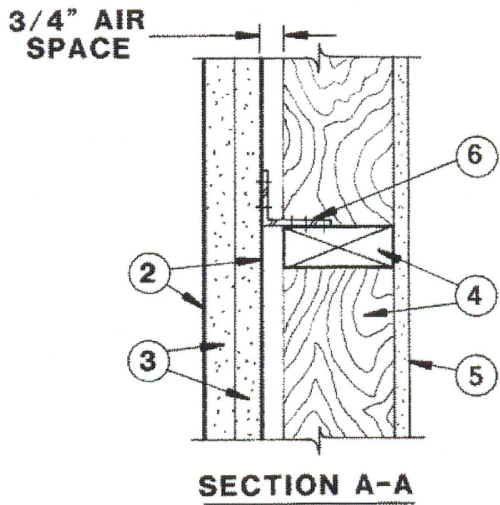
Nonbearing Wall Rating — 2 Hr

Finish Rating — 120 Min



BXUV.U336 - Fire Resistance Ratings - ANSI/UL 263

Page 2 of 3



SEPARATION WALL: (Max Height - 44 ft)

1. Floor, Intermediate or Top Wall — 2 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.
2. Metal Studs — Steel members formed from No. 25 MSG galv steel having "H" - shaped flanged spaced 24 in. OC; overall depth 2 in. and flange width 1-3/8 in.
3. Gypsum Board* — Two layers of 1 in. thick gypsum wallboard liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fitted into "H" - shaped studs.

CANADIAN GYPSUM COMPANY — Type SLX.

UNITED STATES GYPSUM CO — Type SLX

USG MEXICO S A D E C V — Type SLX.

PROTECTED WALL: (Bearing or Nonbearing Wall)

4. Wood Studs — Nom 2 by 4 in. max spacing 24 in. OC. Studs cross braced at mid-height where necessary for clip attachment. Min 3/4 in. separation between wood framing and fire separation wall.

5. Gypsum Board — Classified or Unclassified — Min 1/2 in. thick, 4 ft wide, applied either horizontally or vertically. Wallboard attached to studs with 1-1/4 in. long steel drywall nails spaced 8 in. OC. Vertical joints located over studs. (Optional) Joints covered with paper tape and joint compound. Nail heads covered with joint compound.

6. Attachment Clips — Aluminum angle, 0.063 in. thick, 2 in. wide with 2 in. and 2-1/4 in. legs. Clips secured with Type S screws 3/8 in. long to "H" studs and with Type W screws 1-1/4 in. long to wood framing through holes provided in clip.

6A. Clip placement (Item 6) for separation walls up to 23 ft high. Space clips a max of 10 ft OC vertically between wood framing and "H" studs.

6B. Clip placement (Item 6) for separation walls up to 44 ft high. Space clips as described in Item 6A for upper 24 ft. Remaining wall area below requires clips spaced a max 5 ft OC vertically between wood framing and "H" studs.

*Bearing the UL Classification Mark

Last Updated on 1996-12-06

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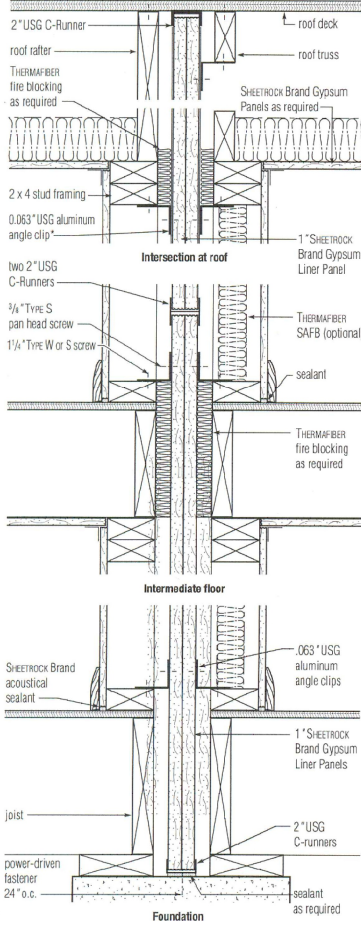
An independent organization working for a safer world with integrity, precision and knowledge.



USG Area Separation Fire Wall/Party Wall Systems

Solid System

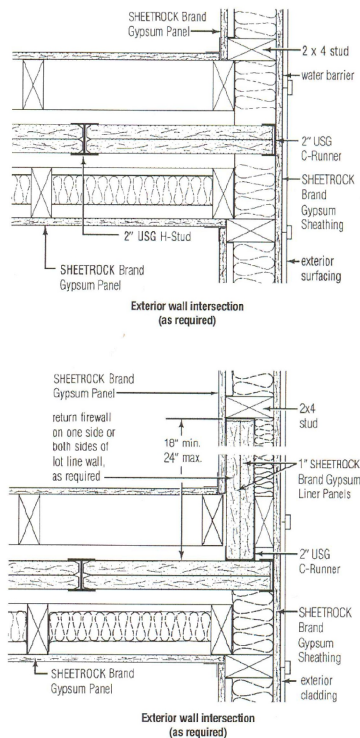
Note: As required by code, 1/4" Sheetrock Brand gypsum panels, FIRECODE core, may be used as underlayment to untreated roof sheathing with panels extending 4" on both sides of area separation wall and possibly roof side at rake end. Clip placement below is for typical construction.



United States Gypsum Company SA925

4

*Note: See illustration on p. 8 for clip spacing requirements.



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678-361-2356 bmriede@yahoo.com

PROJECT:

9T SAVANNAH STREET
NEWNAN, GA. 30263

DRAWING:
SEPARATION WALL DETAILS

DRAWN BY:

RIEDE

DRWG. DATE:

12/14/23

SCALE:

1/4" = 1'-0"

PLAN NUMBER:

BRD230137

DRWG. NO.

A = 5

RECESSED LIGHT FIXTURE

LIGHT FIXTURE

EXHAUST FAN FIXTURE

CEILING FAN W/ LIGHT KIT

110 V DUPLEX OUTLET

220 V OUTLET

110 V DUPLEX OUTLET - GROUND FAULT INTERRUPT

110 V DUPLEX OUTLET WATERPROOF

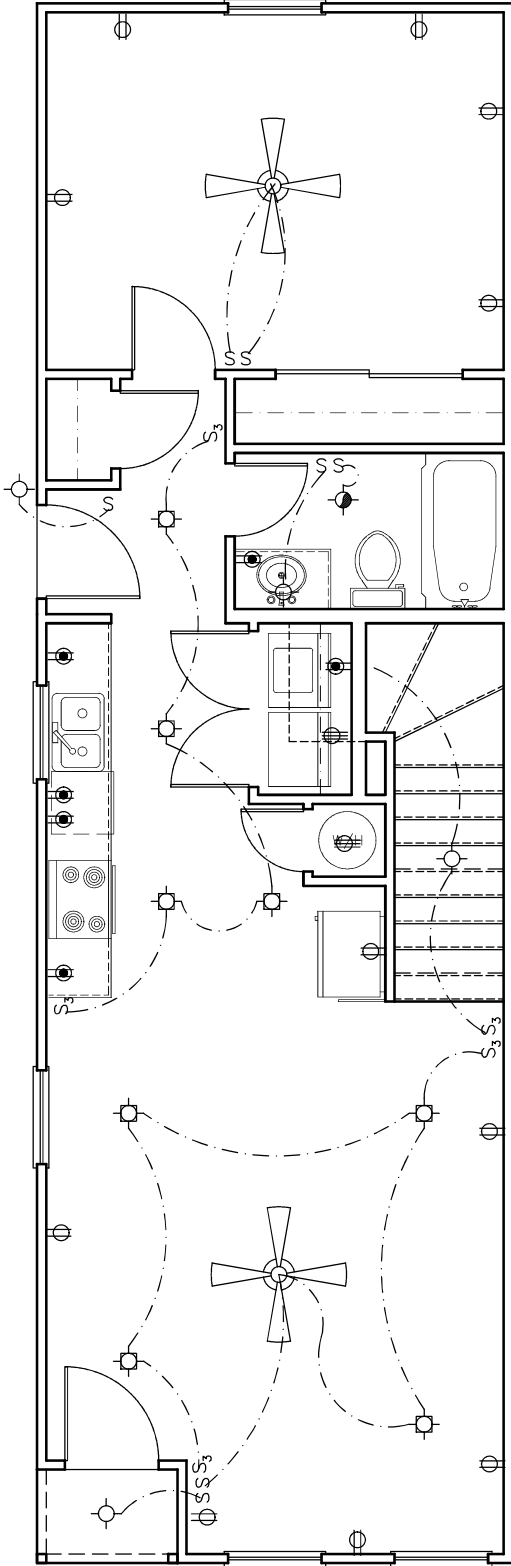
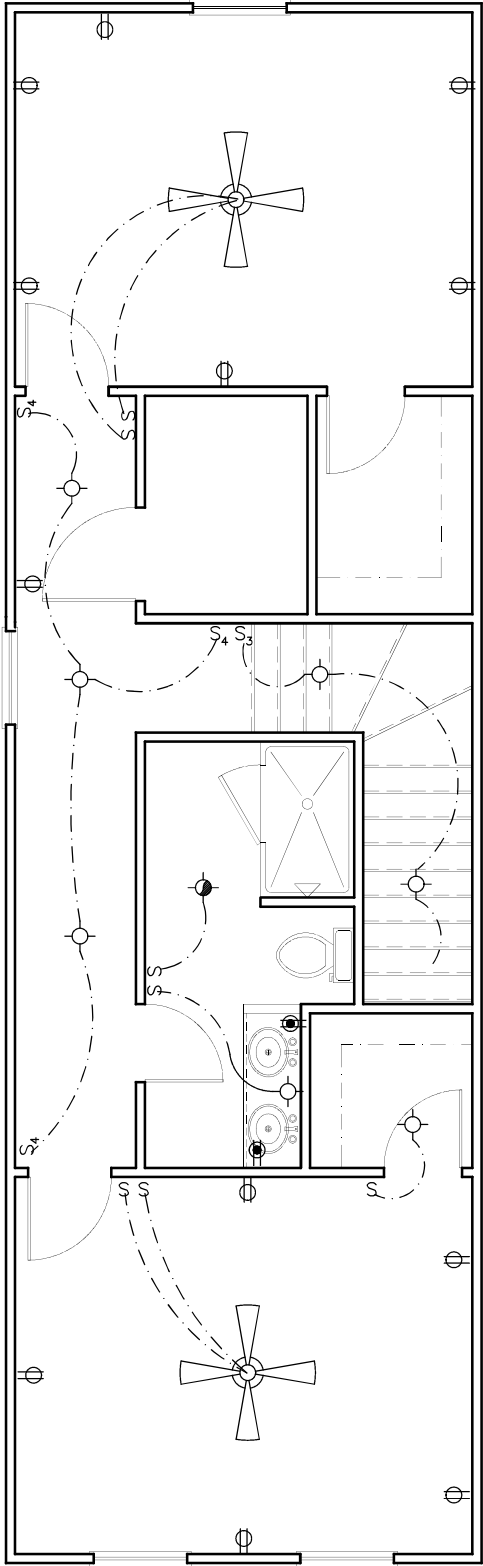
110 V FLOOR OUTLET

TELEPHONE JACK

DUAL LAMP FLOOD W/ MOTION DETECTOR

CABLE TV

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RELEASE DATE:

PROJECT: 9T SAVANNAH STREET NEWNAN, GA. 30263 DRAWING: ELECTRICAL / LIGHTING PLANS	DRAWN BY: RIEDE
	DRWG. DATE.: 12/14/23
	SCALE: 1/4" = 1'-0"
	PLAN NUMBER: BRD230137
	DRWG. NO. E = 1

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Brian Riede Design, Inc.
1241 Smokey Road Newnan, GA. 30263
678-361-2356 bmriede@yahoo.com



City of Newnan, Georgia – Board of Zoning Appeals

Date: March 5, 2024

Application Number: 2024-08

Agenda Item: Variance Request- 55 Jackson Street

Prepared and presented by: Dean Smith, Senior Planner

Purpose: To hear a request for a variance to reduce the rear building setback for an addition on to the residence.

Applicant: Lichty Building Group, Inc.
770 Greison Trail, Suite B
Newnan, GA 30263

Property Owner: Todd Westergreen
Emily Westergreen
55 Jackson Street
Newnan, GA 30263

Primary Zoning: RU-I (Urban Residential – Historical and Infill)

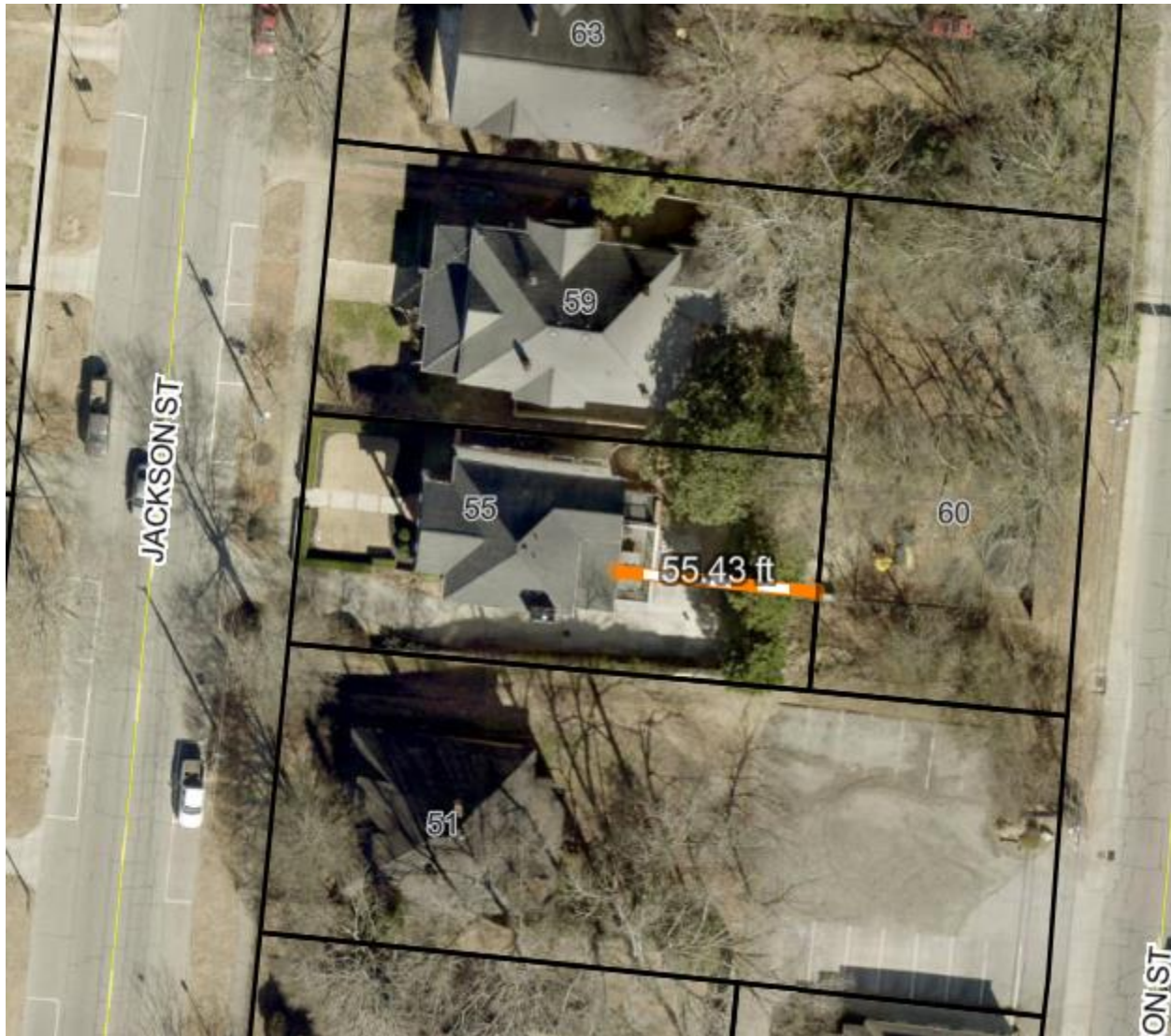
Overlay District(s): None

Present Use: Single Family Residential

Proposed Use: Single Family Residential

Pertinent Regulations: Article 4, Section 4-32 of the City of Newnan’s Zoning Ordinance.

Applicant’s Position: “...home is currently too close to the building line to allow for the proposed 31’ X 26’ addition...owners would not have additional space needed for their family.... the rear setback to be reduced to 15 feet to accommodate the addition....”



Basis for Granting Variance

The Board of Zoning Appeals shall base its required findings of fact upon particular evidence presented to it in each specific case where the property owner can show all of the following to be true:

- A. The strict application of the terms of this Ordinance would effectively prohibit or unreasonably restrict utilization of the property because of all of the following:
 - ✓ There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; and,
 - ✓ Such conditions are peculiar to the particular piece of such property involved; and,
 - ✓ Such conditions were not imposed by the action or will of the owner of the property; and,
 - ✓ The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship in which the applicant would receive a lower rate of financial return on the use of the property if the variance is denied; and,
 - ✓ Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.
- B. In addition, the Board of Zoning Appeals shall affirmatively determine that:

- ✓ The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.

The condition or situation of the property which gives rise to the need for such variance is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to this Ordinance.

Planning Department's Review and Findings:

In the RU-I zoning district, building setbacks for property lines are determined by the average of adjoining lots, or the block average. The predominant reason for this method of setback determination is due to the irregular shape and size of the lots within the Historical and Infill Zoning District.

Looking at the adjacent lots, the average of both lots calculates a rear setback of 84.36 feet. The existing home is approximately 55.43 feet away from the rear property line. The proposed addition seeks to encroach in the rear setback, reducing the distance from 55.43 feet to 15 feet. Therefore, the reduction being sought is to decrease the rear setback from 84.63 to 15 feet.

The subject property is located within an established neighborhood where surrounding properties frequently have varying setbacks. This is due to several reasons, including smaller lots, no setback requirements at time of construction, and unusual property subdivision. This particular zoning district of the City has had several requests for variances where property owners wish to update their homes. The Board of Zoning Appeals has granted setback reduction variance requests for the following locations in the RU-I zoning district 25 Wesley Street, 32 St. Clair Street, 46 College Street, 46 Wesley Street, 112 Greenville Street and 31 Wesley Street. Since the lots were subdivided and the homes were built under previous and different requirements from what the current ordinance now states, remodeling and new construction often proves difficult under current standards. These types of requests are not as general or recurring in nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the Ordinance, as the current regulations can be met in most cases. However, in instances where a property owner wishes to create a home to suit their desires and needs a variance from Ordinance that is not blatantly against its purposes and intents, staff feels that these requests do meet the "Bases for Granting a Variance" as provided in the Ordinance.

As of the date of agenda item's preparation, the City has received no objections from any neighboring properties to the applicant's request.

Recommendation:

Options:

- A. Grant the variance request.
- B. Deny the variance request

Staff recommends Option A, approving the variance due to extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its shape. Such conditions are peculiar to this particular piece of property and such conditions were not imposed by the action or will of the owner of the property.

Attachments: Application







CITY OF NEWMAN, GEORGIA

25 LaGrange Street
Newnan, Georgia 30263
770-254-2354

APPLICATION FOR VARIANCE

Name of Applicant Lichty Building Group, Inc.

Mailing Address 770 Greison Trail, Suite B, Newnan, GA, 30263

Telephone 770-400-0057 E-Mail: becky@lichtybg.com

Property Owner (Use back if multiple names) Todd and Emily Westergreen

Mailing Address 55 Jackson Street, Newnan, GA 30263

Telephone 865-405-5782

Address/Location of Property 55 Jackson Street, Newnan, GA 30263

Tax Parcel No: N05 0003 005

Present Zoning Classification: RU-I

Present Land Use Single Family Residence

Intended Use Single Family Residence with new detached garage with apartment above it.

Any person owning property or having a possessory or contract interest in property and the consent of the owner, may file an application for variance in regard to such property with the Board.

If you have any questions concerning this process, you may call the Planning and Zoning Department at (770) 254-2354. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The Board of Zoning Appeals meets on the first Tuesday of each month. Applications must be submitted by 9:00 a.m. at least forty-five (45) days prior to that date. Incomplete applications or applications submitted after the deadline will not be accepted.

I (We) hereby request the following variance from the provisions of section(s) 4-29 of the Zoning Ordinance/Subdivision Regulations: Zoning Ordinance 04 Lots and Buildings Adopted 02219 Revised 52323.

In order for the Board to consider the request, it must be claimed "application of the Ordinance to the particular piece of property would create an unnecessary hardship". Please answer the following criteria questions:

1. What are the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of, the property?
Current requirement is that the entirety of the home sit within the building line.
2. What is the existing zoning of the property, including any previously approved modifications, conditions, or proffers?
RU-I

3. What are the special conditions, circumstances or characteristics of the land, building or structure that prevent the use of the land in compliance with the requirements of the Ordinance?

The home is currently sitting too close to the building line to allow for the proposed 31' X 26' detached garage that would be added at the rear of the home.

4. What is the particular hardship that would result if the specified provisions or requirements of the Ordinance were to be applied to the subject property?

The owners would not have the additional space that is needed for their family.

5. What is the minimum extent to which it would be necessary to vary the requirements of the Ordinance in order to permit the proposed construction on, or use of, the property?

The rear setback would need to be reduced to 15' to accomodate the addition.

The Board of Zoning Appeals shall base its required findings upon the particular evidence presented in each specific case where the property owner can show:

- A. The strict application of the terms of the Ordinance would effectively prohibit or unreasonably restrict utilization of the property because:

- ✓ There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.
- ✓ Such conditions are peculiar to the particular piece of such property involved.
- ✓ Such conditions were not imposed by the action or will of the owner of the property.
- ✓ The application of the Ordinance to the particular piece of property would create an unnecessary hardship. Such hardship does not include financial hardship in that if the variance were granted, the applicant could receive a higher rate of financial return on the use of the property and without the variance, a lesser but still reasonable return could be realized.
- ✓ Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance.

- B. The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.

- C. The condition or situation of the property, which give rise to the need for such variance, is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the Ordinance.

Included with the application, the following information is required and must also be furnished in digital, pdf format:

- ✓ Plat of property, illustrating existing development and requested variance.
- ✓ Plans or drawings necessary to illustrate the requested variance.
- ✓ Legal description of property.
- ✓ List of all the names and addresses of all property owners within 250 feet of subject property. This information can be found at the Coweta County Tax Assessors Office.

✓ Check for applicable fees (\$250.00).

I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand any inaccuracies may be considered just cause for invalidation of this application, and any action taken on this application. I (We) do hereby understand a variance of any requirement does not exempt the development from any other requirements of the Zoning Ordinance, Subdivision Regulations, or other City or State Regulations.

Daniel M. Lichty

Applicant(s) Name(s) (Please Print)



Signature of Applicant(s)

FOR OFFICIAL USE ONLY

RECEIVED BY _____

DATE OF FILING _____

BZA MEETING DATE _____

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____



City of Newnan, Georgia
Attachment A

Property Owner's Authorization

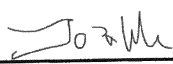
The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a variance for property.

Name of Property Owner Todd and Emily Westergreen

Telephone Number 865-405-5782

Address of Subject Property 55 Jackson Street, Newnan, GA 30263

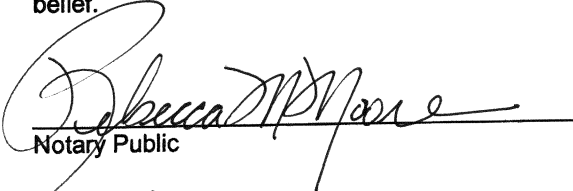
I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.


Signature of Property Owner

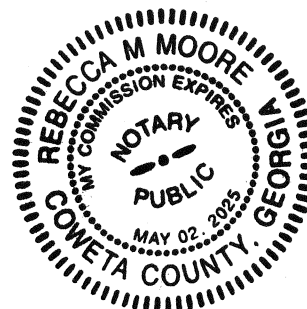
Personally appeared before me

Todd Westergreen

who swears the information contained
in this authorization is true and correct
to the best of his/her knowledge and
belief.


Notary Public

Date 1/9/24



(Affix Raised Seal Here)

DOC# 006631
FILED IN OFFICE
05/19/2014 09:23 AM
BK:4087 PG:105-105
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

Cindy G. Brown

REAL ESTATE TRANSFER TAX
PAID: \$423.50 ✓

Prepared by and return to:
Sidney Pope Jones, Jr. of
Rosenzweig, Jones, Horne & Griffis, P.C.
32 South Court Square
Newnan, GA 30263

WARRANTY DEED

PT# 14-2208 ✓
STATE OF GEORGIA
COUNTY OF COWETA

THIS INDENTURE, made the 16th day of May, 2014, between

Michael T. Cantwell and Linda J. Cantwell

of the County of Coweta, and State of Georgia, as party or parties of the first part,
hereinafter called Grantor and

Todd A. Westergreen and Emily Westergreen

as party or parties of the second part, hereinafter called Grantee as tenants in common,
for and during their joint lives, and upon the death of either of them, then to the
survivor of them, in fee simple, together with every contingent remainder and right of
reversion, and to the heirs and assigns of said survivor, (the words "Grantor" and
"Grantee" to include their respective heirs, successors and assigns where the context
requires or permits).

WITNESSETH that: Grantor, for and in CONSIDERATION OF OTHER GOOD AND VALUABLE
CONSIDERATION AND THE SUM OF TEN (\$10.00) DOLLARS, in hand paid at and before the sealing
and delivery of these presents, the receipt whereof is hereby acknowledged, has granted,
bargained, sold, aliened, conveyed and confirmed, and by these presents does grant
bargain, sell, alien, convey and confirm unto the said Grantee,

All that certain tract or parcel of land situate, lying and being in Land
Lot 25 of the 5th Land District of Coweta County, Georgia, and being shown
as 8,707 square feet, 0.19 acres on that certain plat of survey by Stan
Steele, RLS #2615 dated 6/8/00, prepared for S. Allen Loftin and recorded
in Plat Book 72, Page 77, Coweta County, Georgia Records. Reference to said
plat is hereby made for a more complete and accurate description of the
property herein described.

The above-described property is conveyed subject to that certain Easement
in favor of the City of Newnan, and the Newnan Water Sewage and Light
Commission of record in Deed Book 1604, Page 100, Coweta County, Georgia
Records.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the
rights, members and appurtenances thereof, to the same being, belonging or in anywise
appertaining, to the only proper use, benefit and behoof of the said Grantee forever as
tenants in common, for and during their joint lives, and upon the death of either of them,
then to the survivor of them, in fee simple, together with every contingent remainder and
right of reversion, and to the heirs and assigns of said survivor.

AND THE SAID Grantor will warrant and forever defend the right and title to the
above described property unto the said Grantee against the claims of all persons
whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year
above written.

Signed, sealed and delivered this 16th
day of May, 2014 in the presence of:

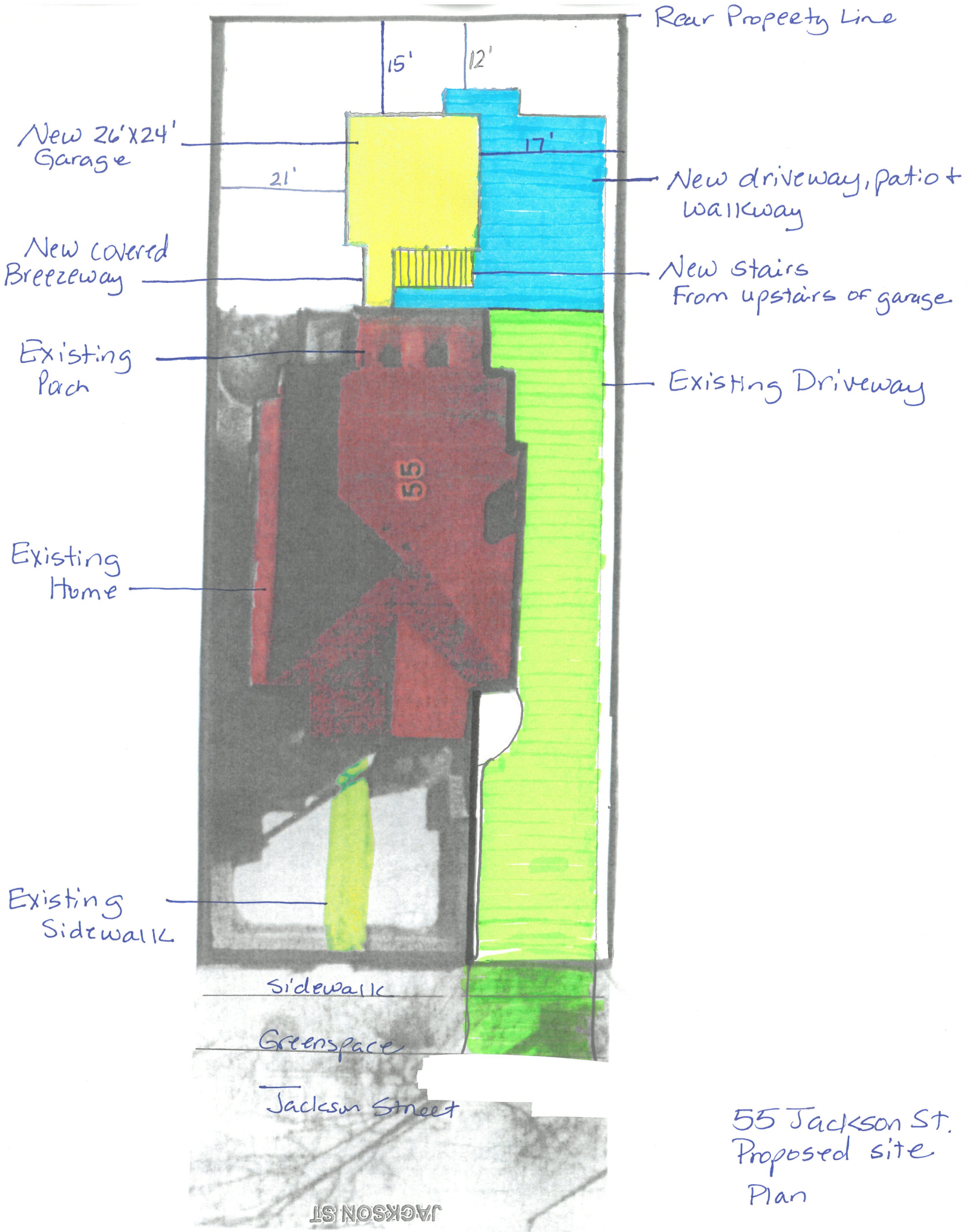
Witness

Notary Public, Coweta County
State of Georgia
My Commission Expires: 05/19/2015

Filed 3140



Michael T. Cantwell (SEAL)
Michael T. Cantwell
Linda J. Cantwell (SEAL)
Linda J. Cantwell



55 Jackson St.
Proposed site
Plan

Todd & Emily Westergreen
55 Jackson Street
Newnan, GA 30263

List of Properties Within 250' of 55 Jackson St.

1. Jackson-Clark Properties, LLC – 18 Clark Street
2. Austin Michael Williford – 75 Jackson Street
3. Mark Decourcy & Amy Hennessy – 64 Jackson Street
4. Hal S. Graham Trust U/W Harriette Stripling Graham & Hal S. Graham – 62 Jackson Street
5. Jackson-Clark Properties, LLC – 60 Jackson Street
6. Jackson-Clark Properties, LLC – 56 Jackson Street
7. John I Paulk III & Susan Alice Jones Paulk – 50 Jackson Street
8. Jeffrey M. & Jennifer Campbell Vermilyea – 46 Jackson Street
9. Jason D. & Carla DeeAnn Bridges – 43 Jackson Street
10. John E. Kinsey III – 48 Jefferson Street
11. William E. Carden, Jr. – 50 Jefferson Street
12. Marcie & Alan R. Bayne – 47 Jackson Street
13. Philip G. Swords – 56 Jefferson Street
14. Jason R. & Katherine F. Maag – 49 Jackson St.
15. W. P. Arnold – 51 Jackson Street
16. Camphordrive, LCC – 53 Jefferson Street
17. Doba USA, LLC – 55 Jefferson Street
18. Khadija, LLC – 61 Jefferson Street
19. 65 Jefferson, LLC – 65 Jefferson Street
20. Philip G. Swords – 60 Jefferson Street
21. Briana R. Jordan – 59 Jackson Street
22. Ronald L. Kirk, Pamela J. Kirk, & Ronald L. Kirk, Jr. – 63 Jackson Street
23. John Gerald & Lisa Downing Miles – 65 Jackson Street
24. Hugh A. & Joanna A. Webster – 69 Jackson Street
25. City of Newnan – 1 Joseph Hannah Blvd.

Westergreen

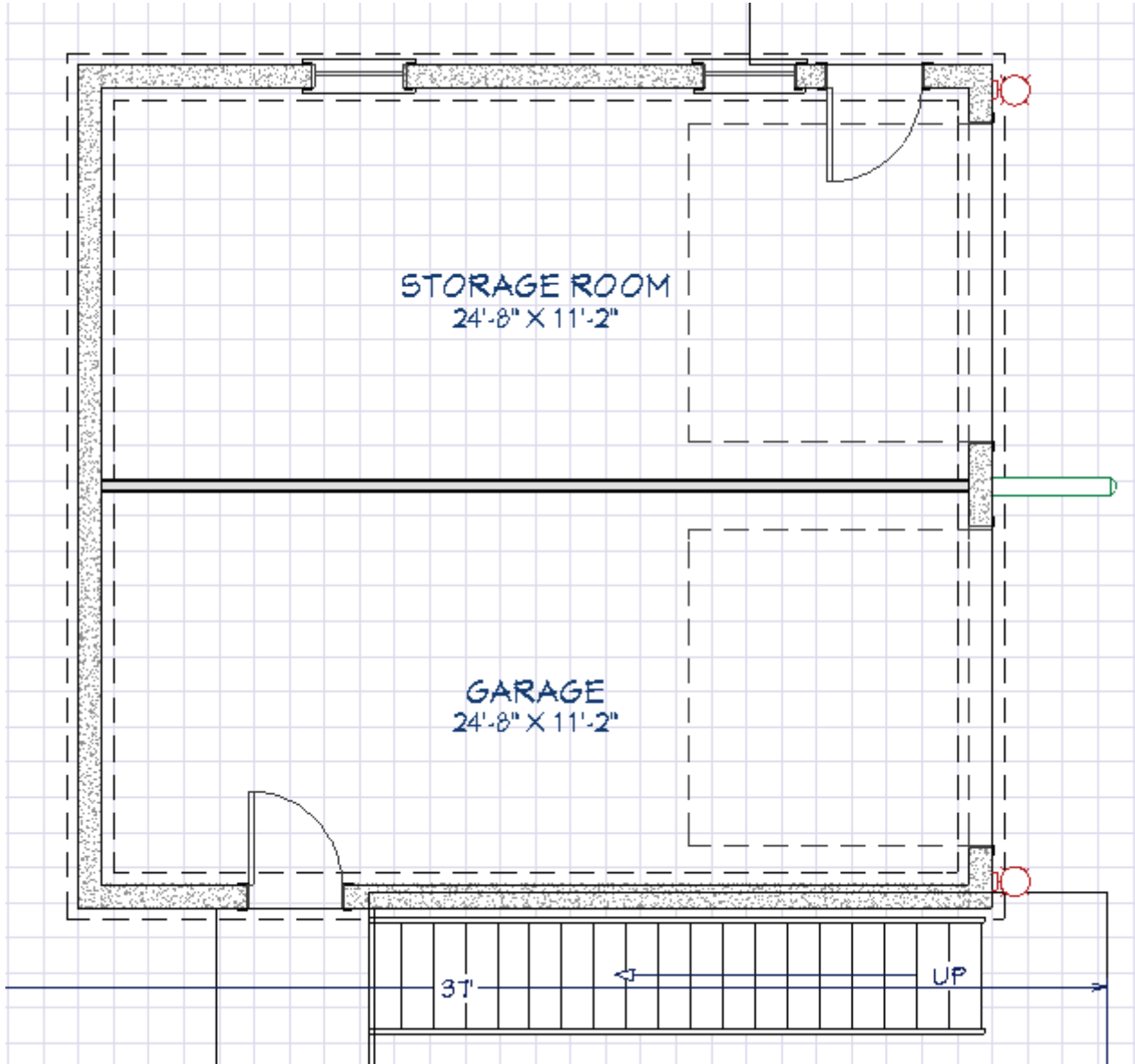
Detached Garage
12.22.23



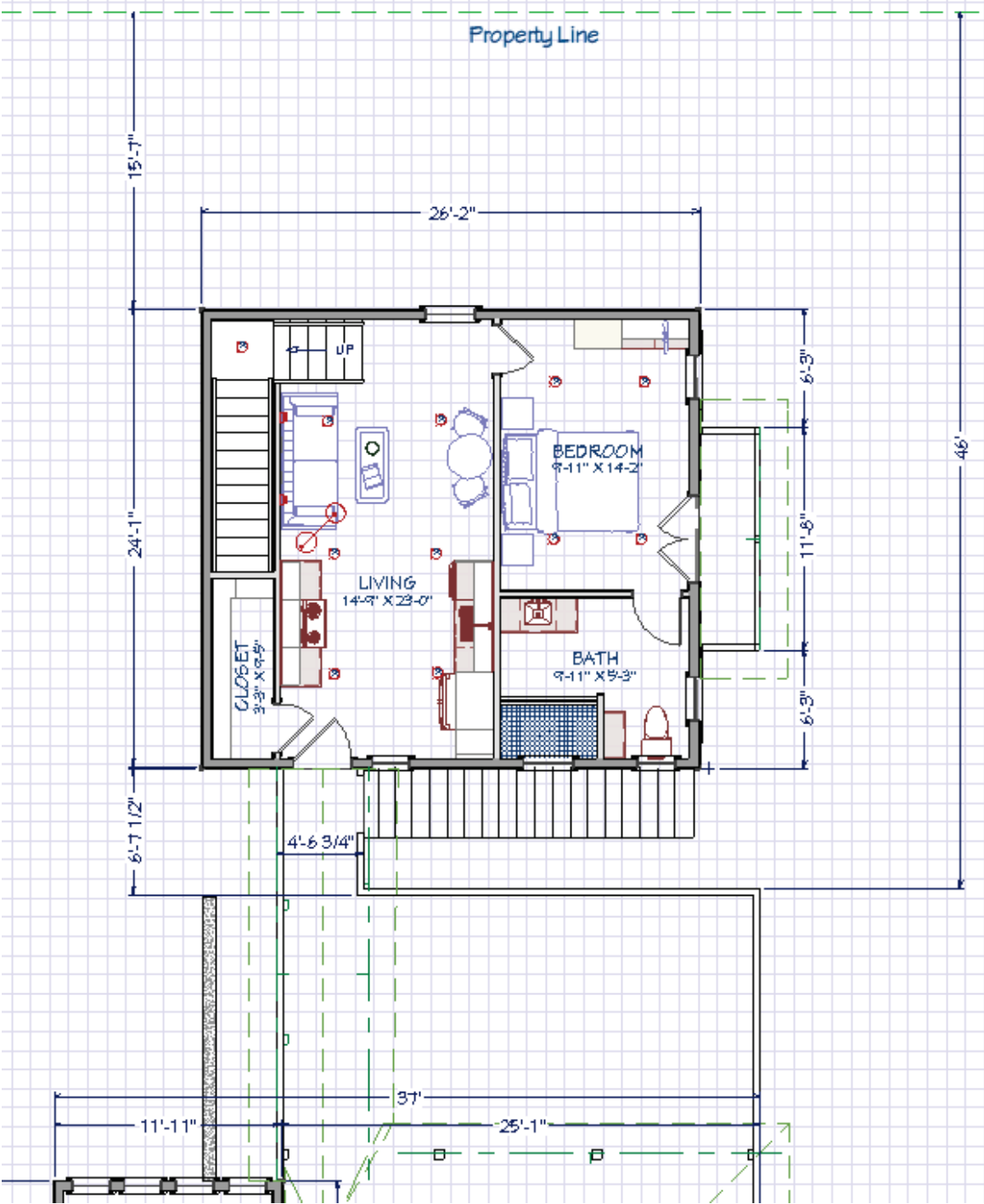
Exterior Perspectives



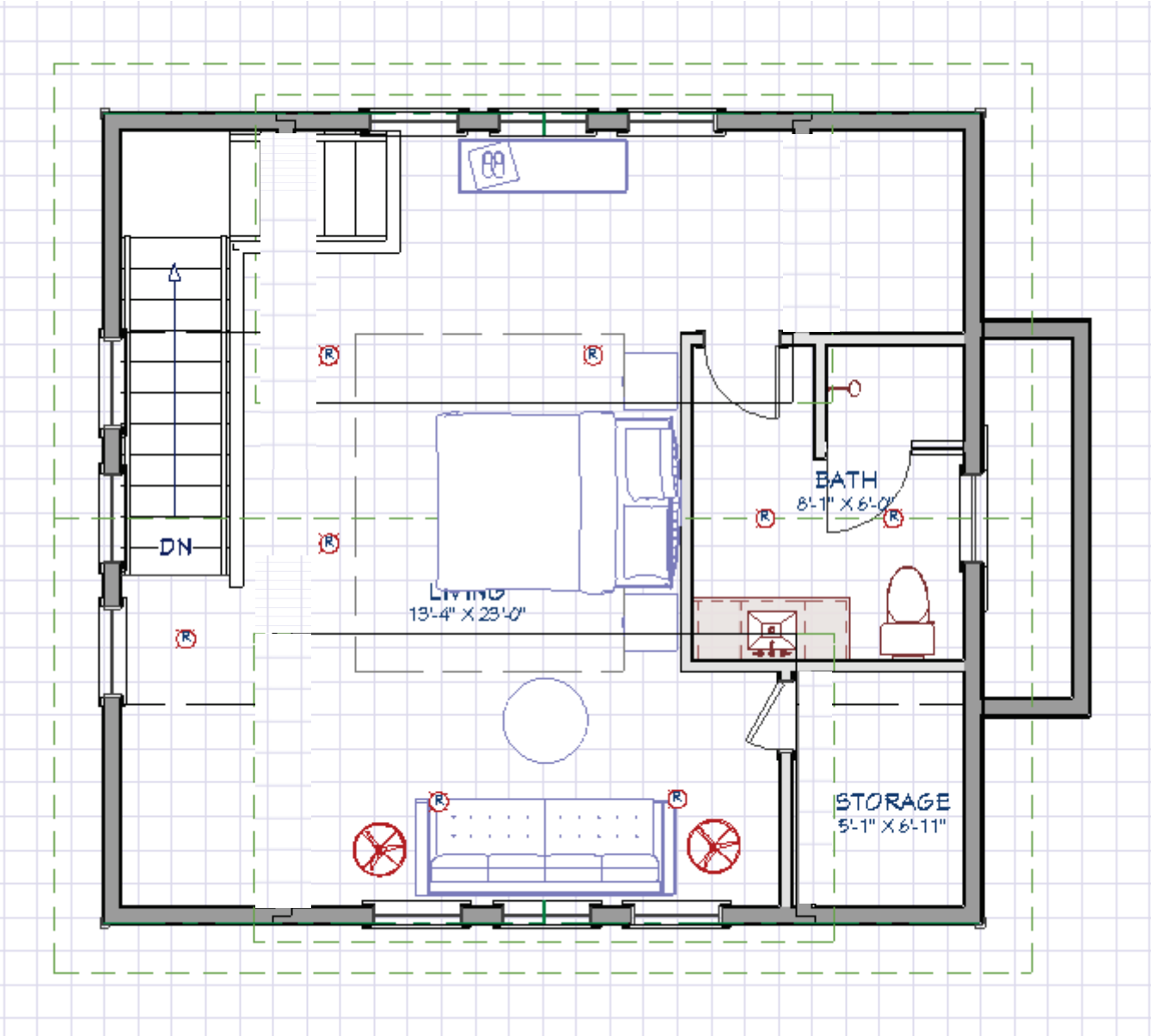
Proposed First Floor Plan



Proposed Second Floor Plan



Upper Floor Proposed Floor Plan



Exterior Perspectives





Exterior Perspectives



Exterior Perspectives



Exterior Perspectives







City of Newnan, Georgia – Board of Zoning Appeals

Date: March 5, 2024

Application Number: 2024-09

Agenda Item: Variance Requests – 96 Savannah Street

Prepared and presented by: Dean Smith, Senior Planner

Purpose: To hear variance requests associated with the construction of a new two-family duplex residential dwelling.

Applicant/Property Owner: Certified Investors, LLC
Keith Gettinger
P.O. Box 2961
Peachtree City, GA 30269

Primary Zoning: Urban Residential Dwelling District – Historical and Infill (RU-I)

Present Use: Vacant tract of land

Proposed Use: New residential duplex structures

Pertinent Regulations: Article 4 of the Zoning Ordinance

Applicant's Position:

Based upon the house location plan provided by the applicant, the following building setback reductions are being sought:

East Side Setback: Reduction from 22.5 feet to 5 feet; Rear Setback: Reduction from 45.5 feet to 35.5 feet; Increase in height variance from 16.2 to 25 feet and eliminate no impervious setback stream buffer.



Basis for Granting Variance

The Board of Zoning Appeals shall base its required findings of fact upon particular evidence presented to it in each specific case where the property owner can show all of the following to be true:

- A. The strict application of the terms of this Ordinance would effectively prohibit or unreasonably restrict utilization of the property because of all of the following:
 - ✓ There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; and,
 - ✓ Such conditions are peculiar to the particular piece of such property involved; and,
 - ✓ Such conditions were not imposed by the action or will of the owner of the property; and,
 - ✓ The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship in which the applicant would receive a lower rate of financial return on the use of the property if the variance is denied; and,
 - ✓ Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.

- B. In addition, the Board of Zoning Appeals shall affirmatively determine that:
 - ✓ The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.

The condition or situation of the property which gives rise to the need for such variance is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to this Ordinance.

Planning Department's Review and Findings:

The site is currently vacant and based upon our observation, has been in that status for several years. The applicant proposed to construct a new two-family duplex approximately 1,512 heated square feet, which conforms to the size of home surrounding the area. The community has a variety of existing house sizes and types, both single-family and two-family (duplex) residences already established in the area.

Within the RU-I zoning, building setbacks are determined by the average of adjacent units or the block average if adjacent units are not present. In this scenario, the average setbacks calculated as 22.5 feet for the side, 45.5 feet for the rear building setbacks and 16.2 for the building height. This necessitated the variance requests to reduce the front and rear building setbacks and the building height variance request as per the measurements illustrated in the house plans provided as a part of this application. In addition, the applicant is seeking a reduction on the east side setback to attempt to move the proposed structure away from the 50-foot undisturbed stream buffer, but is also requesting a variance to eliminate the 75 foot no impervious surface buffer.

Planning staff contacted the Director of Engineering Michael Klahr as they have the authority on stream buffer variances. His response to the proposed application is included in this report. The answer is that our Engineering Department is willing to work with the applicant to reduce or eliminate the no impervious surface buffer, provided that the applicant provide some additional mitigation. Mr. Klahr has suggested some mitigation measures in his statement.



The subject property is located within an established neighborhood where surrounding properties frequently have varying setbacks. This is due to several reasons, including smaller lots, no setback requirements at time of construction, and unusual property subdivision. This particular zoning district of the City has had several requests for variances where property owners wish to update their homes. Since the lots were subdivided and the homes were built under previous and different requirements, remodeling often proves difficult under current standards. These requests are not so general or recurring in nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the Ordinance, as the current regulations can be met in most cases. However, in instances where a property owner wishes to create a home to suit their desires and needs a variance from the Ordinance that is not blatantly against its purposes and intents, staff feels that these requests can meet some "Bases for Granting a Variance" as provided in the Ordinance. Additionally, the applicant, working with the City's engineering department, can come to an agreement on what can be done from a mitigation standpoint to justify the waiver of the no impervious surface buffer, then the project can move forward.

Options:

1. Approve the variance requests.
2. Deny the variance requests.
3. Other direction as deemed appropriate by the BZA.

Recommendation:

Staff recommends Option 1. Savannah Street and the nearby community is a composite of several house types and different occupancies, i.e., owner occupied versus investment properties, and as such, the proposed new duplex structure will co-exist within this community as component of the overall housing stock within the neighborhood and the comprehensive future land use plan. The BZA has recently approved duplex dwellings within this neighborhood, notably 28 and 31 Johnson Avenue in 2023 and 44 Pinson Street in 2022.

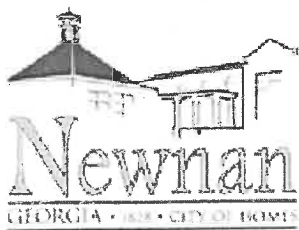


Some examples of two-story structures in area





33 & 35 Robinson Street



CITY OF NEWNAN, GEORGIA

25 LaGrange Street
Newnan, Georgia 30263
770-254-2354

\$250 Fee

APPLICATION FOR VARIANCE

Name of Applicant Keith Gettinger - Certified Investors LLC

Mailing Address PO Box 2961 Peachtree City Georgia 30269

Telephone 678-561-6050 E-Mail: certifiedinvestorsllc@gmail.com

Property Owner (Use last page if multiple names) _____

Mailing Address PO Box 2961 Peachtree City Georgia 30269

Telephone 678-561-6050

Address/Location of Property 96 Savannah St

Tax Parcel No: N54 011

Present Zoning Classification: RU-I

Present Land Use Vacant Lot

Intended Use Residential Rental Duplex

Any person owning property, or having a possessory or contract interest in property and the consent of the owner, may file an application for variance in regard to such property with the Board.

If you have any questions concerning this process, you may call the Planning and Zoning Department at (770) 254-2354. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The Board of Zoning Appeals meets on the first Tuesday of each month. Applications must be submitted by 9:00 a.m. at least thirty (30) days prior to that date. Incomplete applications or applications submitted after the deadline will not be accepted.

I (We) hereby request the following variance from the provisions of section(s) 4-29 of the Zoning Ordinance/Subdivision Regulations: Article 4 – Lot and Building Standards

In order for the Board to consider the request, it must be claimed "application of the Ordinance to the particular piece of property would create an unnecessary hardship". Please answer the following criteria questions:

1. What are the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of, the property?

2-12 d,4,b,3 - Setbacks
2-12 d,4,b,7 - Principal Building Height
2. What is the existing zoning of the property, including any previously approved modifications, conditions, or offers?

RU-I, Urban Residential Dwelling District—Historical and Infill district provides for higher density residential development in the historical residential areas of the City of Newnan.

3. What are the special conditions, circumstances or characteristics of the land, building or structure that prevent the use of the land in compliance with the requirements of the Ordinance?

Approval of the following setback and building height variances would provide for 1.) higher density residential development on the lot and 2.) placement of the building structure aligned with more modern adjacent builds to improve neighborhood curb appeal.

4. What is the particular hardship that would result if the specified provisions or requirements of the Ordinance were to be applied to the subject property?

The 50' and 75' stream buffer lines significant limit buildable area on 96 Savannah driving the best placement of structure to the front and east of lot to reduce stream buffer variance as much as possible.

SEEKING RELIEF ON 25' INTERVIOUS SETBACK SO HOUSE CAN FIT ON LOT AS SHOWN IN HLP.

5. What is the minimum extent to which it would be necessary to vary the requirements of the Ordinance in order to permit the proposed construction on, or use of, the property?

East - requesting 5' setback (avg of adjacent 22.5') - driven by need to place structure farthest from stream
Rear - requesting 35.5' setback (avg of adjacent 45.5') - average highly driven by 102 Savannah, 90 Savannah is only 21'
Height - requesting 25' (avg of adjacent - 16.2') - lower lot will reduce height by 2-3' for a net height of 22-23'

The Board of Zoning Appeals shall base its required findings upon the particular evidence presented in each specific case where the property owner can show:

- A. The strict application of the terms of the Ordinance would effectively prohibit or unreasonably restrict utilization of the property because:

- ✓ There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.
- ✓ Such conditions are peculiar to the particular piece of such property involved.
- ✓ Such conditions were not imposed by the action or will of the owner of the property.
- ✓ The application of the Ordinance to the particular piece of property would create an unnecessary hardship. Such hardship does not include financial hardship in that if the variance were granted, the applicant could receive a higher rate of financial return on the use of the property and without the variance, a lesser but still reasonable return could be realized.
- ✓ Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance.

- B. The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.

- C. The condition or situation of the property, which give rise to the need for such variance, is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the Ordinance.

The following information is required to be included with the application. Please upload each item when prompted. If you choose to file in person or mail, complete this application online, then print and submit with payment & attachments below.

- ✓ Completed, notarized Property Owner's Authorization form (one for each owner of record)
- ✓ Completed Attorney's Authorization form, if using an attorney
- ✓ Plat of property, illustrating existing development and requested variance.
- ✓ Plans or drawings necessary to illustrate the requested variance.
- ✓ Check for applicable fees (\$250.00 Per Variance Requested).
- ✓ Legal description of property.
- ✓ List of all the names and addresses of all property owners within 250 feet of subject property. This information can be found at the Coweta County Tax Assessors Office.

Application For Variance

City of Newnan, Georgia

I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand any inaccuracies may be considered just cause for invalidation of this application, and any action taken on this application. I (We) do hereby understand a variance of any requirement does not exempt the development from any other requirements of the Zoning Ordinance, Subdivision Regulations, or other City or State Regulations.

Important: You must also attach a completed notarized Property Owner's Authorization (for each owner) and Attorney's Authorization if using an attorney. The forms are available in this portal for you to print and use or submit electronically. Thanks!

Keith Gettinger, Manager -

Applicants Name

Signature of Applicant

Additional Property Owners: (Please list individually)

Name: _____	Email: _____
Name: _____	Email: _____
Name: _____	Email: _____
Name: _____	Email: _____
Name: _____	Email: _____
Name: _____	Email: _____

FOR OFFICIAL USE BY CITY STAFF ONLY

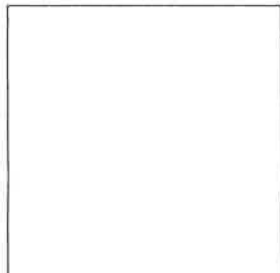
RECEIVED BY Dean Smith

DATE OF FILING 1/16/24

BZA MEETING DATE 3/5/24

DATE OF NOTICE PUBLICATION _____

ACTIONS TAKEN (DATE) _____



RESERVED FOR CLERK OF COURT



BEARINGS ARE BASED ON
PLAT BOOK 19 PAGE 213

SURVEYOR NOTES

1. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
2. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
3. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
4. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY OR COUNTY.

REFERENCES

DEED BOOK 351 PG 119

PROPERTY ADDRESS - 96 SAVANNAH STREET
AREA - 0.12 ACRES OR 5,316 SQ. FT.

BOUNDARY
SURVEY FOR:

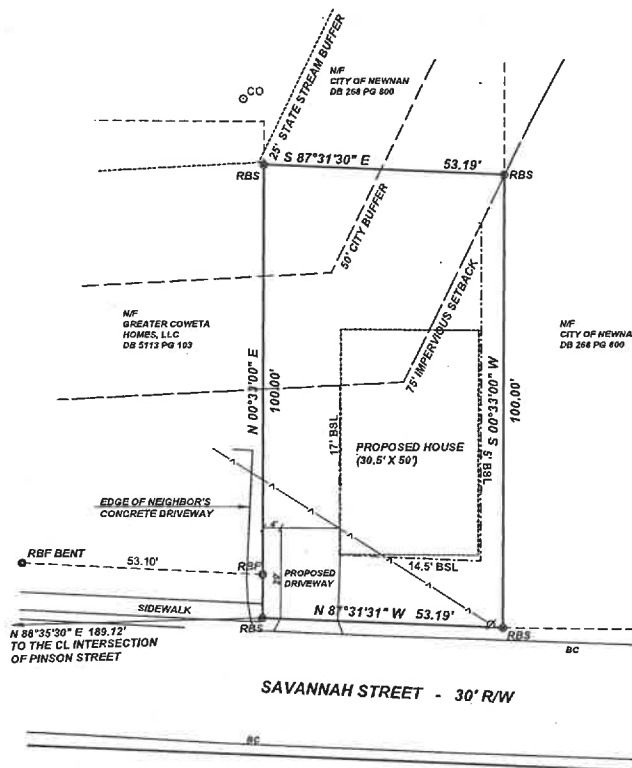
KEITH GETTINGER

PART LAND LOT 9 OF THE 5TH LAND DISTRICT OF
COWETA COUNTY, GEORGIA, CITY OF NEWNAN

HARBUCK LAND SURVEYORS, INC.
LAND SURVEYOR FIRM NO. 959
WILLIAM G. HARBUCK
GEORGIA REGISTERED LAND SURVEYOR NO. 3006
53C JEFFERSON STREET
NEWNAN, GA. 30263
TELEPHONE 770-253-5585
SURVEYOR8591@GMAIL.COM
SCALE 1" = 20'
12.27.2023
FIELD WORK 01.03.2024
REVISED 01.15.2024 (CHANGE BUILDING SET
BACK LINES, ADD HOUSE & DRIVEWAY)

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A
CLOSURE PRECISION OF ONE FOOT IN 11,111 FEET AND AN
ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND
WAS NOT ADJUSTED.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND
IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 11,111 FEET.
THE TYPE OF EQUIPMENT USED TO OBTAIN THE LINEAR AND
ANGULAR MEASUREMENTS USED IN THE PREPARATION OF
SAID MAP OR PLAT IS AN ELECTRONIC TOTAL STATION.

GRAPHIC SCALE IN FEET



LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- ⊙ IRON PIN FOUND
- ⊙ IRON PIN SET
- ⊙ UTILITY POLE
- OVERHEAD POWER LINE
- BOC BACK OF CURB
- C.P. CONCRETE PAD
- ⊙ CABLE RISER OR PEDESTAL
- ⊙ FIRE HYDRANT
- ⊙ GAS MARKER OR VALVE
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ TELEPHONE PEDESTAL
- ⊙ BOLLARD
- CMF CONCRETE MONUMENT FOUND
- DI DROP INLET
- HW HEADWALL
- CO CLEANOUT

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-57.

Will G. Harbuck

WILLIAM G. HARBUCK, GA RLS #3006



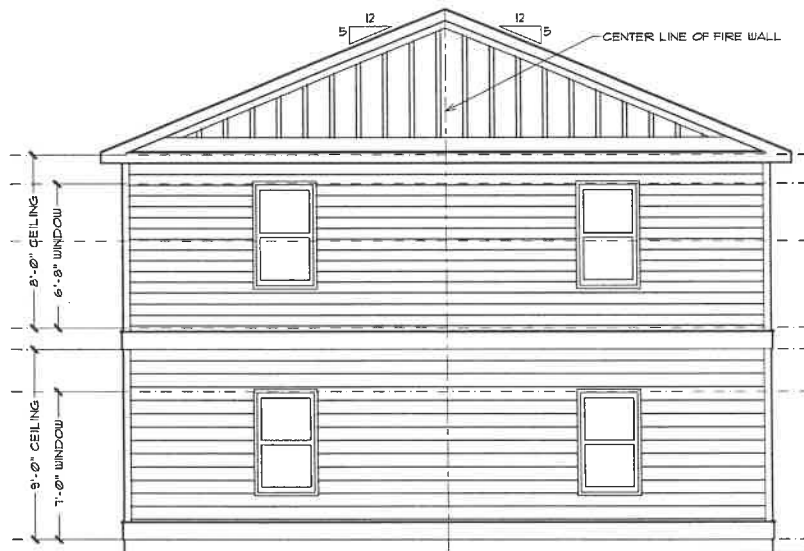
	Existing Structures					Lot Info		Adjacent Setbacks & Height				
	Building SF	Width (ft)	Depth (ft)	Height (ft)	Built	Lot Width (ft)	Lot Depth (ft)	West Side (ft)	Front (ft)	East Side (ft)	Rear (ft)	Height Above Street
Proposed 90 Savannah St	1269	27	53	16.5	2009	53	100	8	26	17	21	15.5
96 Savannah St	3024	30.5	50	25	2024	53	100	17.7	14.5	5	35.5	23
100 Savannah St	Vacant - City of Newnan											
102 Savannah St	1024	31	44	15.8	1940	53	150	6	3	28	70	15.8

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LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION

SQUARE FOOTAGES:	
FIRST FLOOR:	749
SECOND FLOOR:	763
TOTAL HEATED:	1512

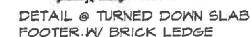
RELEASE DATE:

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Brian Riede Design, Inc.
1241 Smokey Road Newnan, GA 30283
678-361-2366 briede@yahoo.com

PROJECT:	91 SAVANNAH STREET NEWNAN, GA 30283
DRAWN BY:	RIEDE
DRWG. DATE:	12/14/23
SCALE:	1/4" = 1'-0"
PLAN NUMBER:	BRD230137
DRWG. NO.	A-1

Page 60 of 79



2ND FLOOR PLAN



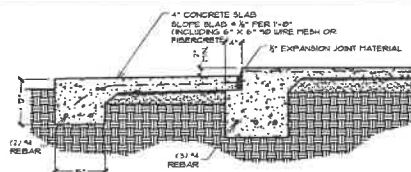
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S.

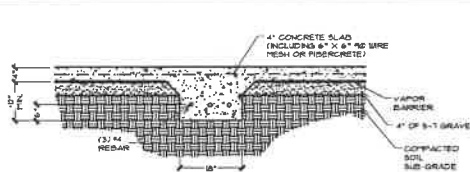
1241 Smokey Road Newnan, GA. 30263
770-261-2356 bmdied@vahoo.com

S.

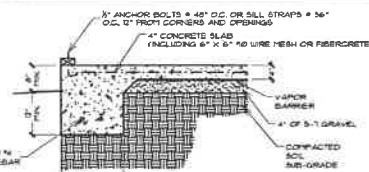
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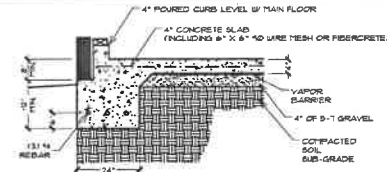
DETAIL @ PATIO/PORCH SLAB



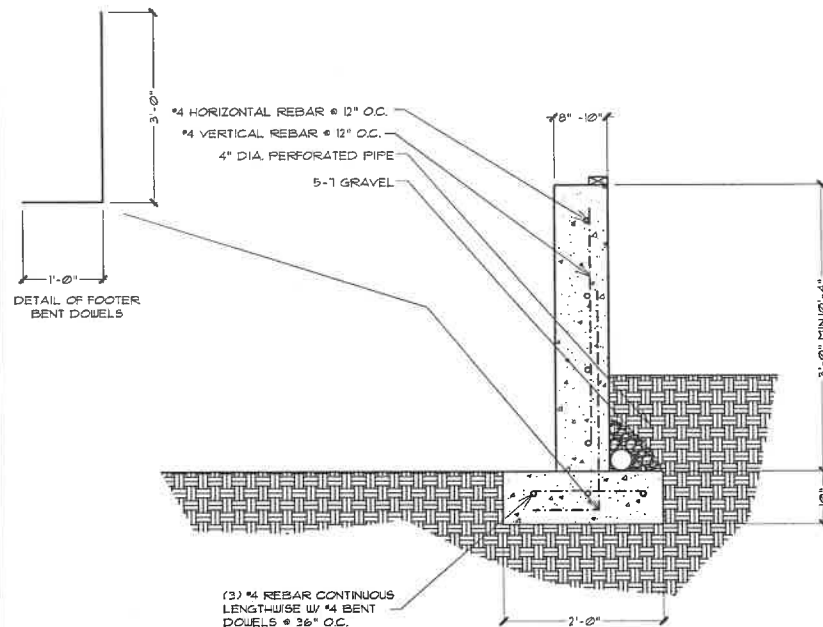
DETAIL @ LOAD BEARING GRADE BEAM



DETAIL @ TURNED DOWN SLAB FOOTER

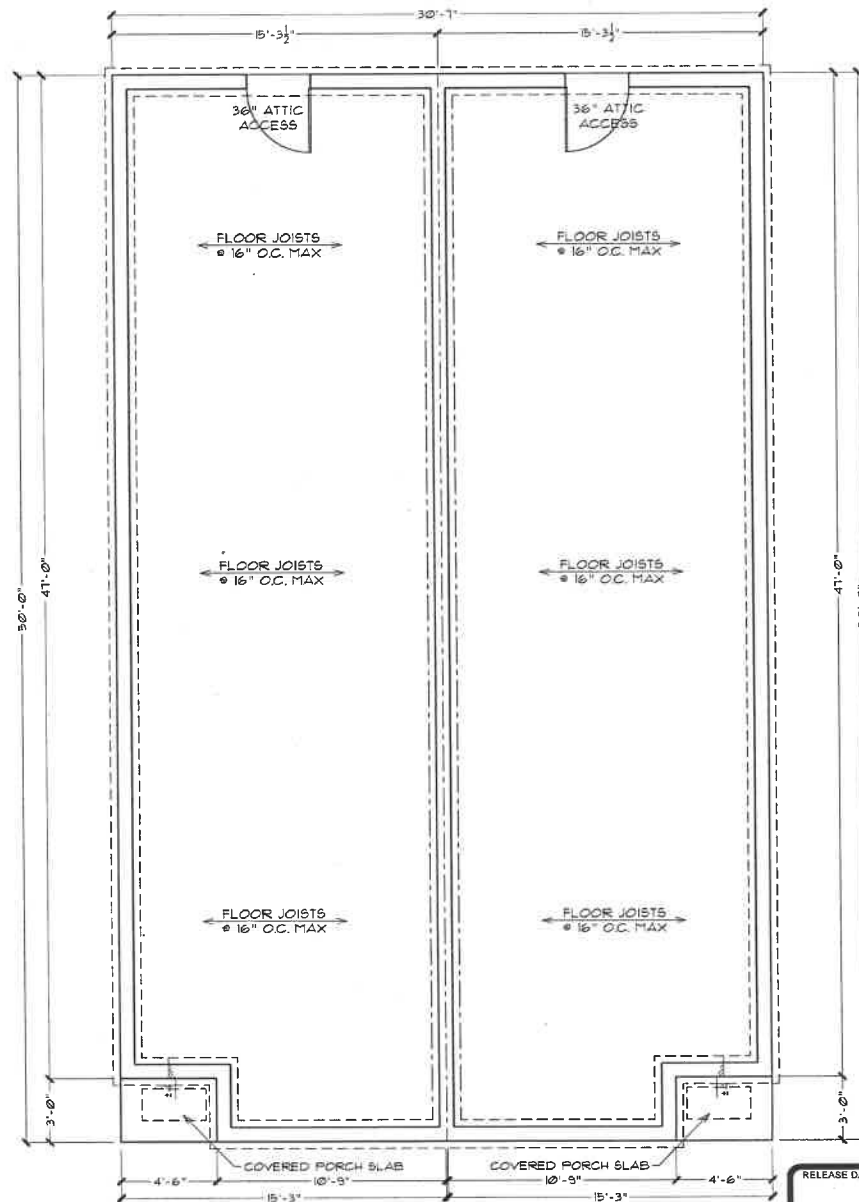


DETAIL @ TURNED DOWN SLAB FOOTER W/ BRICK LEDGE



DETAIL @ CRAWL SPACE WALL

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Brian Riede Design, Inc.
1241 Smoke Road Newnan, GA 30253
678-361-2366 briede@yahoo.com

PROJECT:
91 SAVANNAH STREET
NEWNAN, GA 30253
DRAWING:
FLOOR PLANS

DRAWN BY:
RIEDE
DRWG. DATE:
12/14/23
SCALE:
1/4" = 1'-0"
PLAN NUMBER:
BRD230137

DRWG. NO.
A-3



Fire Resistance Ratings - ANSI/UL 263

See General Information for Fire Resistance Ratings - ANSI/UL 263

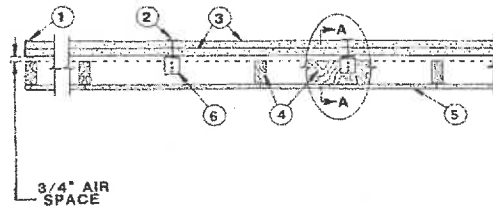
Design No. U336

December 06, 1996

Exposed to fire from separation wall side only

Nonbearing Wall Rating — 2 Hr

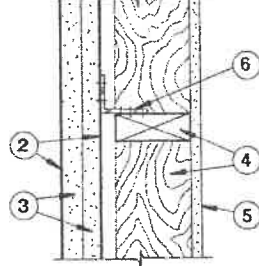
Finish Rating — 120 Min



BXUV.U336 - Fire Resistance Ratings - ANSI/UL 263

Page 2 of 3

3/4" AIR SPACE



SECTION A-A

SEPARATION WALL: (Max Height - 44 ft)

1. Floor, Intermediate or Top Wall — 2 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.
2. Metal Studs — Steel members formed from No. 25 MSG galv steel having "H" shaped flanges spaced 24 in. OC; overall depth 2 in. and flange width 1-3.8 in.
3. Gypsum Board* — Two layers of 1 in. thick gypsum wallboard floor panels, supplied in nom 24 in. widths. Vertical edges of panels friction fastened to "H" shaped studs.

CANADIAN GYPSUM COMPANY — Type SLX

UNITED STATES GYPSUM CO — Type SLX

USG MEXICO S A DE CV — Type SLX

PROTECTED WALL: (Bearing or Nonbearing Wall)

4. Wood Studs — Nom 2 by 4 in. max spacing 24 in. OC. Studs cross braced at mid-height where necessary for clip attachment. Min 3/4 in. separation between wood framing and fire separation wall.
5. Gypsum Board — Classified or Unclassified — Min 1/2 in. thick, 4 ft wide, applied either horizontally or vertically. Wallboard attached to studs with 1-1/4 in. long steel drywall nails spaced 8 in. OC. Vertical joints located over studs. (Optional) Joints covered with paper tape and joint compound.
6. Attachment Clips — Aluminum angle, 0.063 in. thick, 2 in. wide with 2 in. and 2-1/4 in. legs. Clips secured with Type S screws 3/8 in. long to "H" studs and with Type W screws 1-1/4 in. long to wood framing through holes provided in clip.
- 6A. Clip placement (Item 6) for separation walls up to 23 ft high. Space clips a max of 10 ft OC vertically between wood framing and "H" studs.
- 6B. Clip placement (Item 6) for separation walls up to 44 ft high. Space clips as described in Item 6A for upper 24 ft. Remaining wall area below requires clips spaced a max 5 ft OC vertically between wood framing and "H" studs.

*Bearing the UL Classification Mark

Last Updated on 1996-12-06

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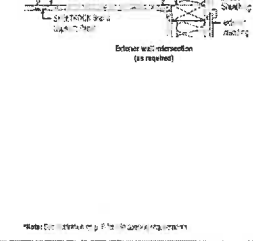
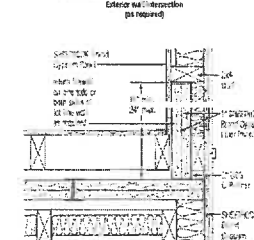
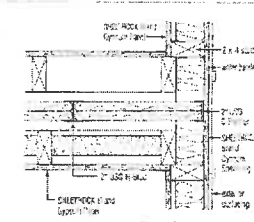
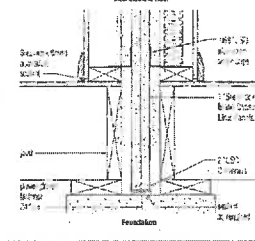
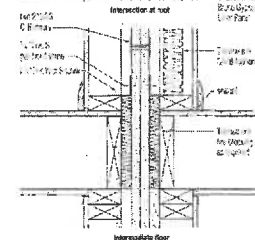
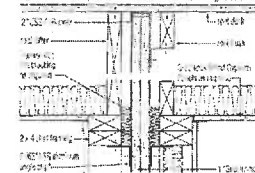
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USG Area Separation Fire Wall/Party Wall Systems

Solid System

Notes: 1. This system is designed for use with 2" thick gypsum board. 2. The system is designed for use with 2" thick gypsum board. 3. The system is designed for use with 2" thick gypsum board.



United States Gypsum Company E4225

4

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Brian Riede Design, Inc.
1241 Smoker Road, Newnan, GA 30263
678-361-2356 briede@briar.com

PROJECT:

91 SAVANNAH STREET
NEWNAN, GA 30263

DRAWN BY:

RIEDE

DRWG. DATE:

12/14/23

SCALE:

1/4" = 1'-0"

PLAN NUMBER:

BRD230371

DRWG. NO.

A-5

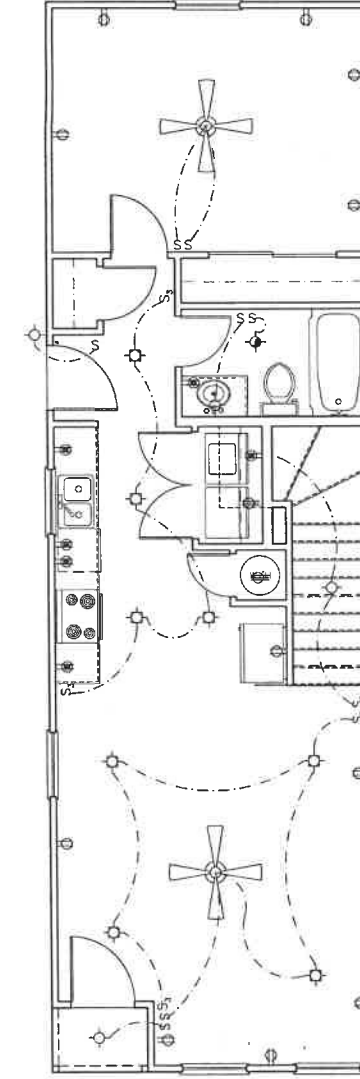
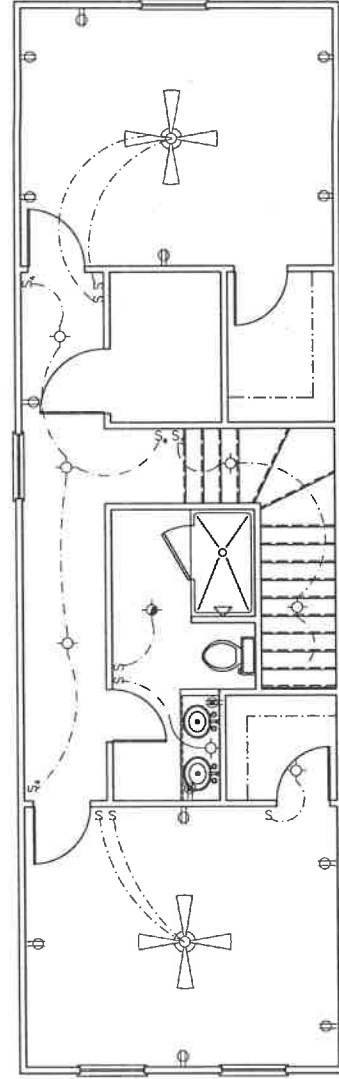
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-  RECESSED LIGHT FIXTURE
-  LIGHT FIXTURE
-  EXHAUST FAN FIXTURE
-  CEILING FAN W/ LIGHT KIT
-  110 V DUPLEX OUTLET
-  220 V OUTLET
-  110 V DUPLEX OUTLET - GROUND FAULT INTERRUPT
-  110 V DUPLEX OUTLET WATERPROOF
-  110 V FLOOR OUTLET
-  TELEPHONE JACK
-  DUAL LAMP FLOOD W/ MOTION DETECTOR
-  CABLE TV

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Brian Riede Design, Inc.
1241 Smokely Road
Newnan, GA 30263
678-381-2386 briede@yahoo.com

PROJECT:	
91 SAVANNAH STREET NEWNAN, GA 30263	
DRAWING: ELECTRICAL / LIGHTING PLANS	
DRAWN BY: RIEDE	
DRWG. DATE: 12/14/23	
SCALE: 1/4" = 1'-0"	
PLAN NUMBER: BRD230131	
DRWG. NO. E-1	

A tract of land on the north side of Savannah Street, City of Newnan, Coweta County, Georgia, beginning at a point on the north side of said street 173 feet east of the corner of the lot sold Lit and Ollie Mae Goolsby by the undersigned and run north along the east line of said Goolsby Lot 100 feet more or less to land of Mollie Jones, thence east along the south line of lands of Mollie Jones 53 feet, more or less, to lands of Mrs. Ella G. Norris, thence south along the west line of said lands of Mrs. Norris 100 feet, more or less, to Savannah Street, thence west along the north side of Savannah Street 53 feet more or less, to beginning point. Said tract is bounded on the north by lands of Mollie Jones, on east by lands of Mrs. Ella G. Norris, on the south by Savannah Street and on the west by lands of Lit and Ollie Mae Goolsby.



City of Newnan, Georgia – Board of Zoning Appeals

Date: March 5, 2024

Application Number: 2024-10

Agenda Item: Variance Request- Tax Parcel 086-5043-019 a/k/a 500 Ashley Park Boulevard

Prepared and presented by: Dean Smith, Senior Planner

<u>Purpose:</u>	To hear a request for a variance exceed the principal building height.
<u>Applicant:</u>	Paramount Ashley Park, LLC Nick Lakha 3715 Northside Parkway Bldg. 200, Suite 490 Atlanta, GA 30327
<u>Property Owner:</u>	Same as applicant
<u>Primary Zoning:</u>	Community Shopping Center District (CCS)
<u>Overlay District(s):</u>	Quality Development Corridor Overlay District (QDC)
<u>Present Use:</u>	Vacant, wooded tract of land
<u>Proposed Use:</u>	Hotel
<u>Pertinent Regulations:</u>	Article 4, Section 4-32 of the Zoning Ordinance – sets a maximum building height of 40 feet in the CCS zoning district.

Applicant's Position: "...We will be unable to develop the full-service, dual branded Hilton concept that will include a restaurant and bar with adequate meeting space...We need to go to 5-stories to be able to get the total building square footage needed and still meet the parking requirements, landscape requirements, buffers and setbacks of CCS and the quality overlay district.... variance of 59 feet for the roof heigh [is being requested]"

Basis for Granting Variance

The Board of Zoning Appeals shall base its required findings of fact upon particular evidence presented to it in each specific case where the property owner can show all of the following to be true:

- A. The strict application of the terms of this Ordinance would effectively prohibit or unreasonably restrict utilization of the property because of all of the following:
 - ✓ There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; and,
 - ✓ Such conditions are peculiar to the particular piece of such property involved; and,
 - ✓ Such conditions were not imposed by the action or will of the owner of the property; and,

- ✓ The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship in which the applicant would receive a lower rate of financial return on the use of the property if the variance is denied; and,
- ✓ Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.

B. In addition, the Board of Zoning Appeals shall affirmatively determine that:

- ✓ The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.

The condition or situation of the property which gives rise to the need for such variance is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to this Ordinance.

Planning Department's Review and Findings:

The BZA has approved similar requests in the past in 2012 from 40 feet to 46' 11" and in 2015 for an increase from 40 to 55 feet, both of which involved this applicant's representative and for hotels located off of Ashley Park Boulevard.

The applicant's desire to allow for an increase in the principal building height is not unreasonable and should present no impact upon the neighboring properties. Furthermore, alleviation of the principal building height will pose no danger to future enforcement of the Ordinance, as the intention of the Ordinance is not to irrationally prohibit increases in principal building heights.

Recommendation:

Options:

- A. Grant the variance request.
- B. Deny the variance request

In summary, staff does not have any objection to granting the request, should the Board members deem it appropriate to do so. The strict application of the terms of this Ordinance would *unreasonably* restrict utilization of the property because the application of this Ordinance to the particular piece of property would create a non-financial, *unnecessary* hardship. Also, relief from this Ordinance would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.

Attachments:

Application



CITY OF NEWNAN, GEORGIA

25 LaGrange Street
Newnan, Georgia 30263
770-254-2354

\$250 Fee

01-16-2024

APPLICATION FOR VARIANCE

Name of Applicant Paramount Ashely Park, LLC

Mailing Address 3715 Northside Pkwy, Bldg 200 Suite 490

Telephone 404-822-6921 E-Mail: nlakha@phmhotelgroup.com

Property Owner (Use last page if multiple names) Paramount Ashley Park, LLC

Mailing Address 3715 Northside Pkwy, Bldg 200 Suite 490

Telephone 404-822-6921

Address/Location of Property 0 Ashley Park Blvd - SW intersection of Ashley Park Blvd and Newnan Crossing

Tax Parcel No: 086 5043 019

Present Zoning Classification: CCS

Present Land Use undeveloped

Intended Use Hotel with full service bar and restaurant

Any person owning property, or having a possessory or contract interest in property and the consent of the owner, may file an application for variance in regard to such property with the Board.

If you have any questions concerning this process, you may call the Planning and Zoning Department at (770) 254-2354. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The Board of Zoning Appeals meets on the first Tuesday of each month. Applications must be submitted by 9:00 a.m. at least thirty (30) days prior to that date. Incomplete applications or applications submitted after the deadline will not be accepted.

I (We) hereby request the following variance from the provisions of section(s) 23.1 of the Zoning Ordinance/Subdivision Regulations: Principal Height Limit of 40 feet.

In order for the Board to consider the request, it must be claimed "application of the Ordinance to the particular piece of property would create an unnecessary hardship". Please answer the following criteria questions:

1. What are the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of, the property?
Principal Height Limit of 40 feet
2. What is the existing zoning of the property, including any previously approved modifications, conditions, or offers?
CCS

3. What are the special conditions, circumstances or characteristics of the land, building or structure that prevent the use of the land in compliance with the requirements of the Ordinance?

The building roof height will need to 57 to 59 feet

4. What is the particular hardship that would result if the specified provisions or requirements of the Ordinance were to be applied to the subject property?

We will be unable to develop the full-service, dual branded Hilton concept that will include a restaurant and bar with adequate meeting space. We need to go to 5-stories to be able get the total building square footage needed and still meet the parking requirements, landscape requirements, buffers and setbacks of CCS and the Quality overlay district.

5. What is the minimum extent to which it would be necessary to vary the requirements of the Ordinance in order to permit the proposed construction on, or use of, the property?

Variance of 59" feet for the roof height.

The Board of Zoning Appeals shall base its required findings upon the particular evidence presented in each specific case where the property owner can show:

- A. The strict application of the terms of the Ordinance would effectively prohibit or unreasonably restrict utilization of the property because:

- ✓ There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.
- ✓ Such conditions are peculiar to the particular piece of such property involved.
- ✓ Such conditions were not imposed by the action or will of the owner of the property.
- ✓ The application of the Ordinance to the particular piece of property would create an unnecessary hardship. Such hardship does not include financial hardship in that if the variance were granted, the applicant could receive a higher rate of financial return on the use of the property and without the variance, a lesser but still reasonable return could be realized.
- ✓ Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance.

- B. The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.

- C. The condition or situation of the property, which give rise to the need for such variance, is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the Ordinance.

The following information is required to be included with the application. Please upload each item when prompted. If you choose to file in person or mail, complete this application online, then print and submit with payment & attachments below.

- ✓ Completed, notarized Property Owner's Authorization form (one for each owner of record)
- ✓ Completed Attorney's Authorization form, if using an attorney
- ✓ Plat of property, illustrating existing development and requested variance.
- ✓ Plans or drawings necessary to illustrate the requested variance.
- ✓ Check for applicable fees (**\$250.00 Per Variance Requested**).
- ✓ Legal description of property.
- ✓ List of all the names and addresses of all property owners within 250 feet of subject property. This information can be found at the Coweta County Tax Assessors Office.

I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand any inaccuracies may be considered just cause for invalidation of this application, and any action taken on this application. I (We) do hereby understand a variance of any requirement does not exempt the development from any other requirements of the Zoning Ordinance, Subdivision Regulations, or other City or State Regulations.

Important: You must also attach a completed, notarized Property Owner's Authorization (for each owner) and Attorney's Authorization if using an attorney. The forms are available in this portal for you to print and use or submit electronically. Thanks!

Nick Lakha

Applicants Name

eSigned via SeamlessDocs.com

Nick Lakha

Key: d91efe3992b361618472ad54ce0b6d83

01-16-2024

Signature of Applicant

Additional Property Owners: (Please list individually)

Name: _____	Email: _____
Name: _____	Email: _____
Name: _____	Email: _____
Name: _____	Email: _____
Name: _____	Email: _____
Name: _____	Email: _____

FOR OFFICIAL USE BY CITY STAFF ONLY

RECEIVED BY _____

DATE OF FILING _____

BZA MEETING DATE _____

DATE OF NOTICE PUBLICATION _____

ACTIONS TAKEN (DATE) _____



City of Newnan, Georgia
Attachment A

Property Owner's Authorization

The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a variance for property.

Name of Property Owner PARAMOUNT Ashley Park, LLC

Telephone Number 404. 822. 6921

Address of Subject Property SW Intersection of Ashley Park Blvd & Newnan Crossing Bypass
086 5043 019

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.

Signature of Property Owner

Personally appeared before me

Nikunj Lakha

who swears the information contained
in this authorization is true and correct
to the best of his/her knowledge and
belief.

Notary Public



(Affix Raised Seal Here)

1/16/2024

Date

DOCH 021089
FILED IN OFFICE
11/21/2018 03:47 PM
BK:4785 PG:480-484
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

Cindy G. Brown

REAL ESTATE TRANSFER TAX
PAID: \$900.00 ✓

PT-61 038-2018-006703

Prepared By:
KPPB LAW
Kirtan Patel, Esq.
One Lakeside Commons
990 Hammond Drive NE
Suite 800
Atlanta, Georgia 30328
KPPB: 1731.042

✓ After recording please return to:
Republic Commercial Title Company, LLC
6111 Peachtree Dunwoody Rd, Bldg D
Atlanta, Georgia 30328
File No. RCTC180243

**STATE OF GEORGIA
COUNTY OF COWETA**

LIMITED WARRANTY DEED

✓ **THIS INDENTURE** is made this 16 day of November, 2018, by and between **NEWNAN CROSSING PARTNERSHIP**, a Georgia general partnership (hereinafter the "Grantor") and **PARAMOUNT ASHLEY PARK, LLC**, a Georgia limited liability company ("Grantee"). The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) paid to Grantor by Grantee, at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, Grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, its successors and assigns, all that certain real property lying and being in Newnan, Coweta County, Georgia, known as Parcel One, being a 3.04 acre tract, being more particularly described in Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real property, together with any and all of the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, its successors and assigns, forever, in fee simple; and

GRANTOR SHALL WARRANT and forever defend the right and title to said real property unto Grantee, and the successors and assigns of Grantee, against the claims of all persons claiming by, through or under Grantor, but not otherwise, subject to the matters set forth on Exhibit "B", attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this indenture, to affix its seal hereto and to deliver this indenture to Grantee, on the day and year first written above.

GRANTOR:

NEWNAN CROSSING PARTNERSHIP,
a Georgia general partnership

By: Agave Investments, Ltd.,
a Delaware corporation,
Its: Managing General Partner

By: 
Name: Miguel Ferriz
Title: President

Signed, sealed and delivered
in the presence of:

Roberto Jimenez Saca
Unofficial Witness

I, Elizabeth Meravi, a (Vice) Consul of the United States of America do certify that the within and foregoing instrument was signed, sealed and delivered by Miguel Ferriz, who acknowledges himself to be President of Agave Investments Ltd., the Managing General Partner of Newnan Crossing Partnership, whose signature appears thereon, in my presence and in the presence of the unofficial witness whose name appears above, on this 13 day of November, 2018.

I further certify that I am a duly appointed and commissioned (Vice) Consul of the United States of America, residing and serving as such in Monterrey, Nuevo Leon, Estados Unidos Mexicanos.

This 13 day of November, 2018


U.S. (VICE) CONSUL

Elizabeth Meravi
Vice Consul
Monterrey, Mexico

EXHIBIT "A"
LEGAL DESCRIPTION

✓ "Parcel 1", being 3.04 acres of land located within Land Lot 43, 5th District, City of Newnan, Coweta County, Georgia as shown on that certain Plat of Survey for Paramount Hospitality Management, LLC prepared by Henry T. McBrayer, GRLS No. 2570 of GeoCon Surveying, Inc., dated October 2, 2018 and recorded in Plat Book 97, Page 8, Superior Court Coweta County, Georgia.

Together with that certain "Proposed Access Easement" as shown on that certain Plat Book 97, Page 8, Superior Court Coweta County, Georgia.

EXHIBIT "B"
Exceptions

1. All ad valorem real estate property taxes for the year 2019 and subsequent years, not yet due and payable.
2. Easement from J.W. Stripling to Georgia Power Company, dated September 12, 1911, filed February 14, 1912 and recorded in Deed Book 8, Page 552, aforesaid records.
3. Clearance Permit from F.W. Stripling to Southern Bell Telephone and Telegraph Company, dated July 29, 1938, filed September 2, 1938 and recorded in Deed Book 35, Page 406, aforesaid records.
4. Drainage rights as contained in that certain Right of Way Deed from B.B. Dalton to Commissioner of Roads and Revenues, dated January 28, 1942, filed July 1, 1942 and recorded in Deed Book 43, Page 130, aforesaid records.
5. Easement from R.B. Robinson to Georgia Power Company, dated November 20, 1945, filed December 24, 1945 and recorded in Deed Book 45, Page 191, aforesaid records.
6. Right-of-Way Easement from B.B. Dalton to Georgia Power Company, dated January 29, 1948, filed February 13, 1948 and recorded in Deed Book 50, Page 84, aforesaid records.
7. Easements as contained in that certain Right of Way Deed from Newnan Crossing Partnership, a Georgia partnership to the City of Newnan, dated August 30, 2001, filed September 27, 2001 and recorded in Deed Book 1745, Page 604, aforesaid records.
8. Temporary Construction Easement by and between Newnan Crossing Partnership, a Georgia general partnership and Georgia Healthcare Properties, LLC, dated as of February 25, 2011, filed March 7, 2011 and recorded in Deed Book 3654, Page 117, aforesaid records.
9. Easement with Covenants and Restrictions Affecting Land (ECR) by and among Georgia Healthcare Properties, LLC, a Georgia limited liability company and Newnan Crossing Partnership, a Georgia general partnership, dated as of February 25, 2011, filed March 7, 2011 and recorded in Deed Book 3654, Page 137, aforesaid records; as amended by that First Amendment to Easements with Covenants and Restrictions Affecting Land (ECR) by and among Georgia Healthcare Properties, LLC Newnan Crossing Partnership, and The Coweta County Development Authority, effective as of June 26, 2013, filed June 27, 2013, and recorded at Deed Book 3972, Page 346, aforesaid records.
10. Detention Pond and Drainage Easement Agreement by and among Newnan Crossing Partnership, Fourth Quarter Properties 93, LLC, Paramount Newman, LLC, Paramount McIntosh, LLC Spirit Master Funding VII, LLC and Ashley Park Property Owner LLC, dated as of October 7, 2015, filed January 6, 2016, and recorded at Deed Book 4315, Page 383, aforesaid records.
11. The property described in and easements contained in that Limited Warranty Deed from Newnan Crossing Partnership to City of Newnan, Coweta County, Georgia, dated as of December 21, 2016, filed April 19, 2017, and recorded at Deed Book 4528, page 534, aforesaid records.

12. All matters shown on that plat recorded at Plat Book 95, Page 39, aforesaid records.
13. The following matters of survey as shown on Plat of Survey for Paramount Asley Park, LLC, Pond Holding Group, LLC, and Chicago Title Insurance Company, for property in Land Lots 43 & 44, 5th District, City of Newnan, Coweta County, Georgia, dated October 30, 2018, last revised November 16, 2018, by Henry T. McBrayer, G.R.L.S. No. 2570, and as shown on Plat of Survey recorded at Plat Book 97, Page 8, aforesaid records:

As Affecting Parcel 1:

- a. 40 foot building setback along all property lines;
- b. 20 foot landscape buffer located in the southern portion of caption;
- c. 10 foot landscape buffer located in the western and eastern portions of caption;
- d. 15 foot landscape buffer located in the northern portion of caption;
- e. Underground telephone line running across the northern portion of caption;
- f. Portion of detention pond located in the southeastern portion of caption;

As Affecting Stormwater Detention Pond Parcel:

- g. 40 foot building setback along all property lines;
- h. 20 foot landscape buffer located in the southern portion of caption;
- i. 10 foot landscape buffer located in the western and eastern portions of caption;
- j. 15 foot landscape buffer located in the northern portion of caption;
- k. Telephone box (?) located in the northwestern corner of caption;
- l. Detention pond area covering most of parcel;
- m. Electric line running along northern property line (may also affect Parcel 1).

14. Easement Agreement and Restrictive Covenant by and between Newnan Crossing Partnership and Paramount Ashley Park, LLC, dated November 16, 2018, filed November ____, 2018, and recorded at Deed Book ____, Page ____, aforesaid records.

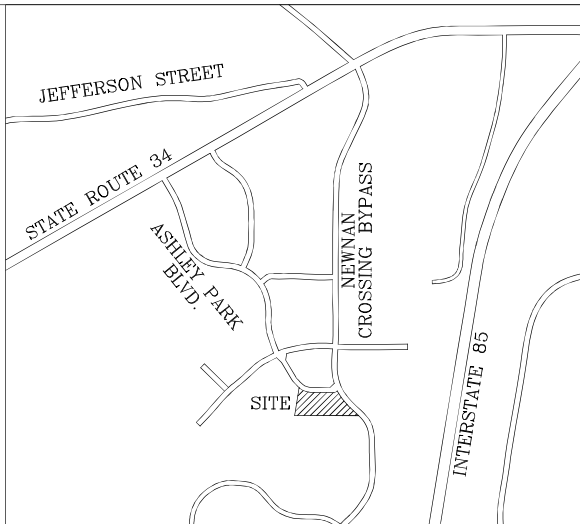


1 LEVEL 01
SCALE: 1" = 20'-0"

DRAINAGE EASEMENT NOTE: THE OWNER OF RECORD, ON BEHALF OF ITSELF AND ALL SUCCESSORS IN INTEREST SPECIFICALLY RELEASES THE CITY OF NEWNAN FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS, OR DRAINAGE FEATURES SHOWN HEREIN. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THE CITY OF NEWNAN. THE PUBLIC WORKS DIRECTOR MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN JUDGMENT OF THE PUBLIC WORKS DIRECTOR, IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY OR THE PUBLIC ROADS OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUCTED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF NEWNAN NOR AN ABROGATION OF THE CITY'S RIGHTS TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER/S OF THE PROPERTY/IES OF THE LANDS THAT GENERATED THE CONDITIONS.

LEGEND

R/W
N/F
L.L.C.
IPF
R/B
IPS
L.L.C.
LL
B.U.L.
P.O.B.
F.I.R.M.
DB
PB
PG
R/W MON.
RIGHT OF WAY
NOW OR FORMERLY
LAND LOT LINE
IRON PIN FOUND
RE-BAR
IRON PIN TO BE SET
(1/2" RE-BAR WITH CAP)
LAND LOT CORNER
BUILDING LINE
POINT OF BEGINNING
FLOOD INSURANCE RATE MAP
DEED BOOK
PLAT BOOK
PAGE
DOT CONCRETE RIGHT
OF WAY MONUMENT



LOCATION MAP NOT TO SCALE



GENERAL NOTES

- 1) OWNER/DEVELOPER:
PARAMOUNT HOSPITALITY MANAGEMENT, LLC
5901-C PEACHTREE DUNWOODY ROAD
SUITE 400
ATLANTA, GA 30328
CONTACT: NICK R. LAKHA (770) 668 - 2471
- 2) SURVEYOR: GEOCON SURVEYING, INC
2339 HAYS MILL ROAD
CARROLLTON, GA 30117
CONTACT: HENRY MCBRAYER, R.L.S.
- 3) PRESENT ZONING OF PROPERTY: CCS AND WITHIN QDC
OVERLAY DISTRICT
- 4) BUILDING SETBACKS:
FRONT: 40' FROM RIGHT OF WAY
SIDE: 10'
REAR: 40'
- 5) LANDSCAPE BUFFERS:
RIGHT OF WAY P/L: 15'
SIDE P/L: 10'
REAR P/L: 10'
- 6) THIS TRACT SUBDIVIDED FROM TAX PARCEL ID 086 5043
008 RECORD DEED DESCRIPTION OF PARENT TRACT
LOCATED AT DB 3647 PG 307, COWETA COUNTY RECORDS

PARCEL 1
AREA = 3.04 ACRES
SUBJECT PROPERTY DEED: NEW PARCEL

**STORMWATER DETENTION
POND PARCEL**
AREA = 5.24 ACRES
SUBJECT PROPERTY DEED: NEW PARCEL

LINE TABLE		
Course	Bearing	Distance
L1	S 05°25'17" E	55.67'
L2	S 25°14'51" E	1.14'
L3	N 89°23'26" W	38.54'
L4	N 80°24'08" W	13.00'
L5	S 80°24'08" E	13.70'
L6	S 40°47'32" W	17.11'

CURVE TABLE				
Curve	Radius	Length	Chord	Chord Bear.
C1	544.77'	62.45'	62.41'	S 39°47'14" E
C2	360.00'	70.61'	70.50'	S 71°04'27" E
C3	360.00'	55.32'	55.26'	S 81°05'44" E

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF THE CITY OF NEWNAN, GEORGIA, ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL ON _____, 20____.

DIRECTOR OF THE PLANNING DEPARTMENT

DATE

THE PROPERTY AS SHOWN ON THIS PLAT DOES NOT LIE WITHIN A SPECIFIC FLOOD HAZARD AREA AS DETERMINED BY F.I.R.M. MAP # 13077C0144D, EFFECTIVE DATE: FEB. 6, 2013.

THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS A MAGNETIC COMPASS BEARING.

DATES OF FIELD WORK: OCT. 10 - 19, 2012 & NOV. 3 - 7, 2014, MARCH 14, 2016, JUNE 15, 2018 & OCT. 1, 2018
DATE OF PLAT PREPARATION: OCTOBER 1, 2018

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,202 FEET AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 409,559 FEET.

EQUIPMENT UTILIZED:
ANGULAR - TOPCON GTS- 225
LINEAR - TOPCON GTS- 225 EDM

N/F
COWETA COUNTY LTC, LLC
ZONED: PDO
DB 3406 PG 803
PB 71 PG 89 (PORTION)

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCE BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND SET FORTH IN O.C.G.A. SECTION 15-6-67.



HENRY T. MCBRAYER, GA. R. L. S. #2570

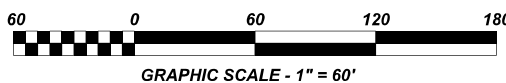
OWNERS CERTIFICATION:
STATE OF GEORGIA, COUNTY OF COWETA

I, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT: ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID; ALL STREETS, DRAINAGE WAYS AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE USE OF THE PUBLIC AND ENFORCEMENT BY PUBLIC SAFETY OFFICIALS FOREVER; AND, THAT I WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL INFRASTRUCTURE ASSOCIATED WITH THIS DEVELOPMENT UNTIL EXPIRATION OF THE MAINTENANCE PERIOD.

NEWNAN CROSSING PARTNERSHIP
a Georgia general partnership
By: AGAVE INVESTMENTS, LTD.
Its Managing Partner
By:

Name: Miguel Ferriz
Title: President

DATE



NO	REVISION	CKD	DATE

PROJECT NUMBER 18-087	
DRAWN BY MRG	CHECKED BY HTM
ISSUE DATE 10/2/18	
FILE NAME 18-087	
DRAWING NUMBER 1 OF 1	

PREPARED BY:
GeoCon Surveying, Inc.
2339 HAYS MILL ROAD
CARROLLTON, GA 30117
(770) 830-1997 L.S.F. #000446

PLAT OF SURVEY FOR
**PARAMOUNT HOSPITALITY
MANAGEMENT, LLC**

LOCATED WITHIN LAND LOTS 43 & 44, 5TH DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA